

FOR SALE

Income Producing Property

727 J. Clyde Morris Boulevard, Newport News, VA



757.209.2990

Ron A. Campana, Jr.
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Property Summary

Income Producing Office Building



Property Overview:

Multi-Unit free-standing building is an ideal, fully leased, 6-unit income producing office opportunity.

Centrally located in Newport News, Virginia adjacent to Oyster Point Business Park and in close proximity to Interstate 64.

Ideal for an owner/user or investor looking for upside potential. The property offers excellent visibility and frontage on J. Clyde Morris Boulevard.

Monument Signage

Building Size

Total square footage is 8,578 SF on .69 acres

Suite Sizes

Range from 1,056 SF to 2,516 SF

Suites A & B	2,300 SF
Suite C	1,056 SF
Suite D	1,384 SF
Suite E	1,278 SF
Suite F	2,516 SF
Common Space	440 SF

Sales Price

\$995,00.00

CAP Rate

6.7%

Zone

C-1(Retail Commercial District

Real Estate Taxes

\$11,870.26 / Year

General Information

Located within Newport News, near Oyster Point Business Park

Demographic Facts

	1 Mile	3 Miles	5 Miles
Population	11,126	84,370	177,255
Average HH Income	\$76,157	\$89,632	\$87,628
Daytime Population	10,817	77,350	163,796

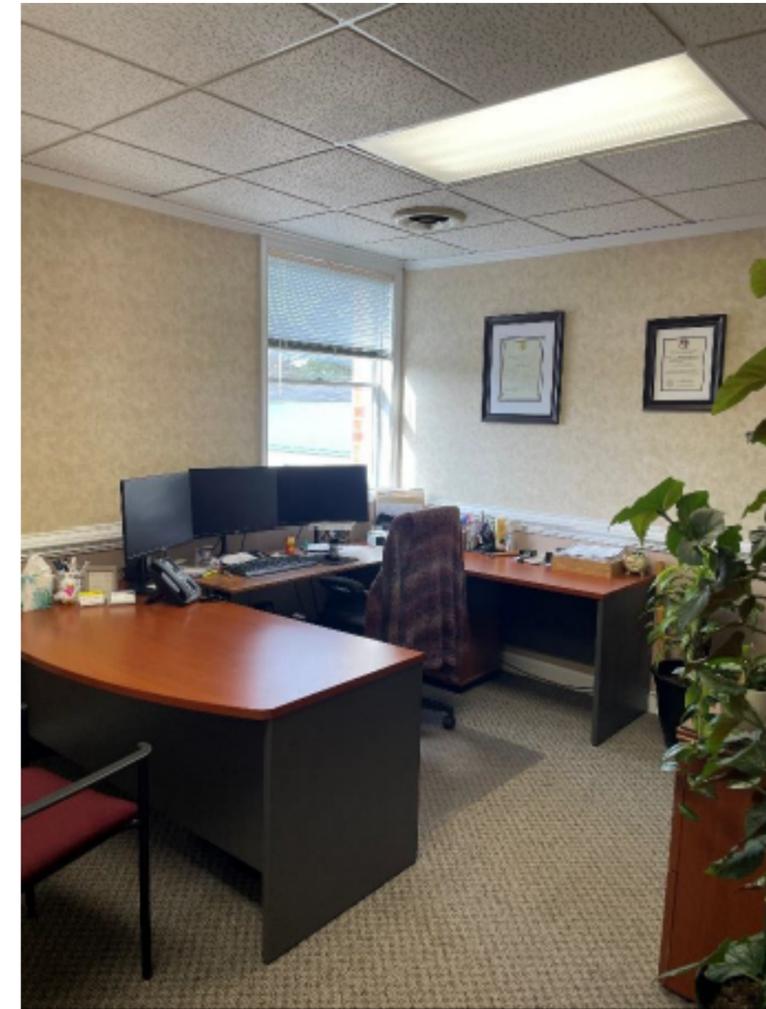
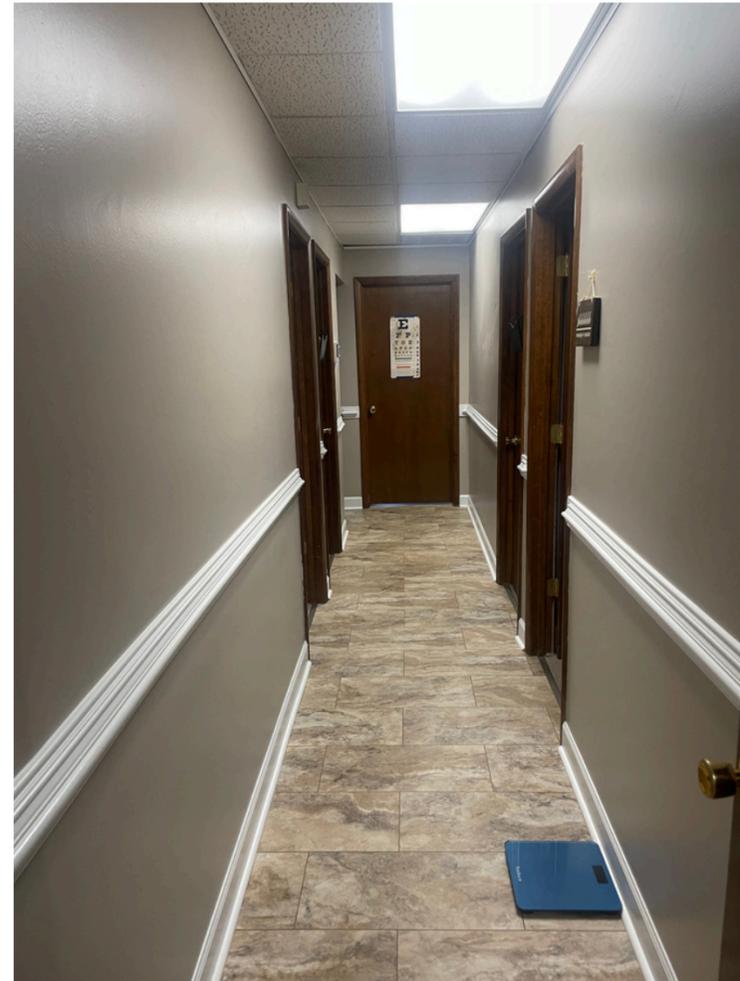
Additional Photos

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Suites A & B

Suite C



Additional Photos

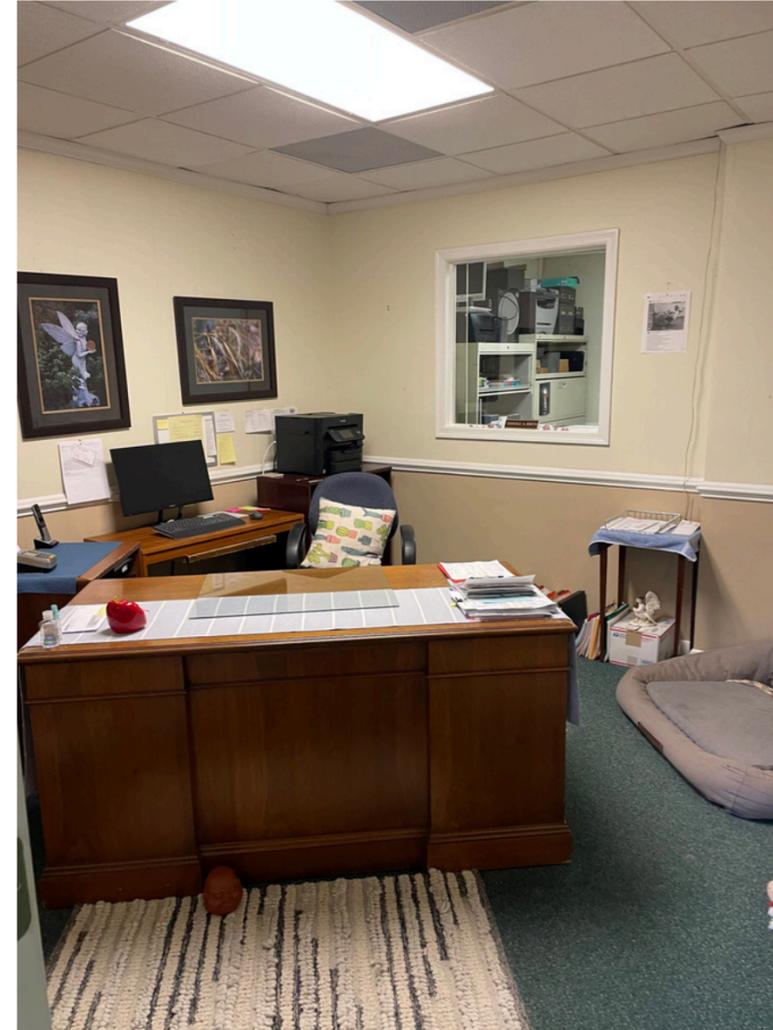
727 J. Clyde Morris Boulevard, Suite C, Newport News, VA



Suite D



Suite E



Additional Photos

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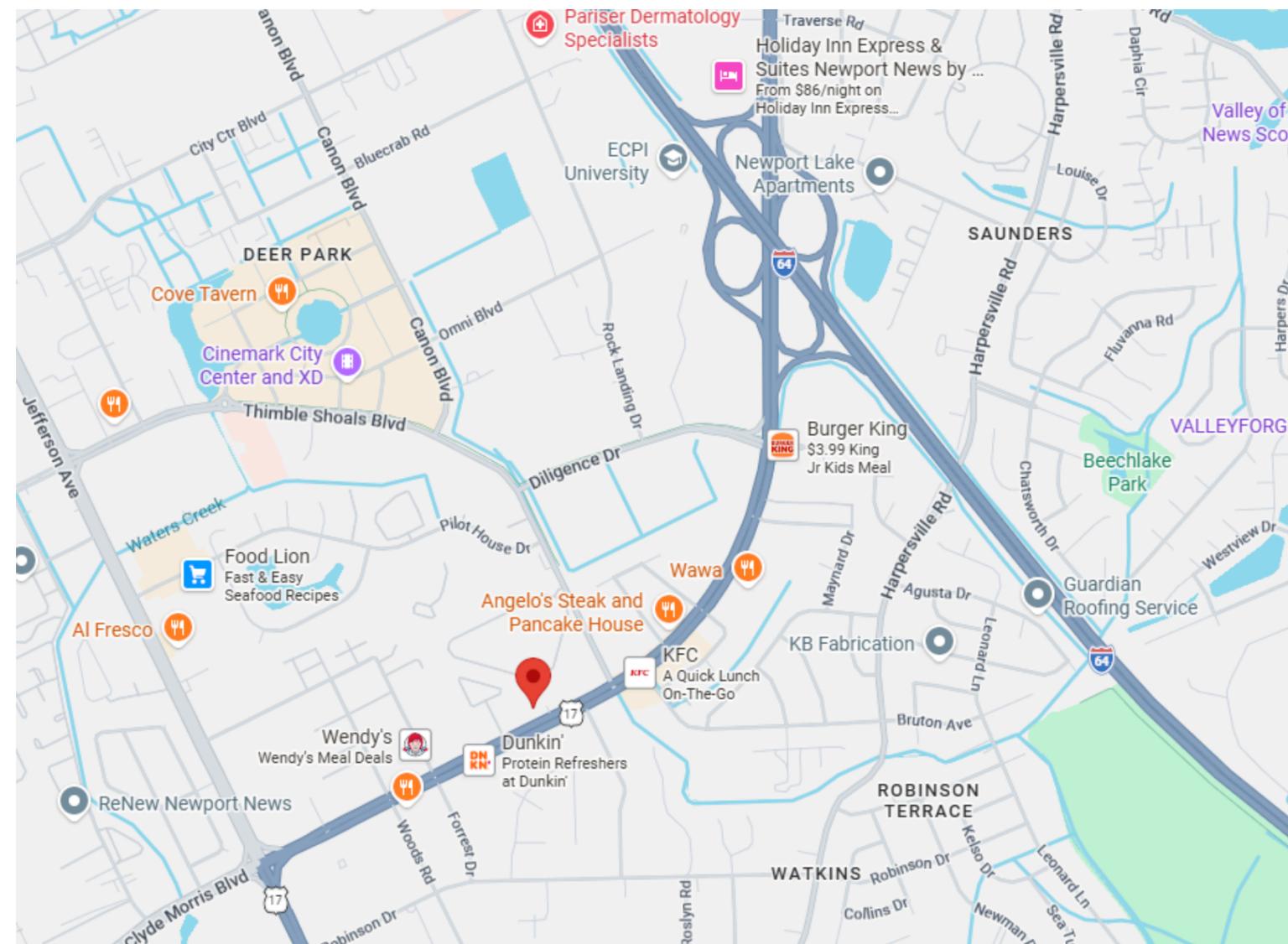


Suite F



Location

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For More Information Contact:

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