



ASKING PRICE

\$95,000

★ Sold As-Is

BUILDING SIZE

3,528

Square Feet

ZONING

C-1

Commercial

SALE TERMS

As-Is

No Repairs / No Credits

PRICE / SF

\$26.92

Per Square Foot

INVESTMENT OPPORTUNITY

Commercial Value in the Heart of *Newport News*

This commercial property presents a compelling opportunity for investors and owner-users alike. At 3,528 SF with C-1 zoning, the building supports a wide range of commercial uses — retail, office, service-based businesses, and more. Priced aggressively at \$95K and sold strictly as-is, this is a rare chance to acquire commercial real estate at an exceptional price point in an established Newport News corridor.

ZONING FLEXIBILITY

C-1 zoning supports a broad range of uses — retail, office, personal services, and more.

INVESTOR-FRIENDLY PRICING

At \$26.92/SF, priced well below market replacement cost for commercial space.

AS-IS OPPORTUNITY

Sold strictly as-is. Seller will make no repairs or concessions. Priced to reflect condition.

VALUE-ADD POTENTIAL

Ideal for investors looking to renovate, reposition, or owner-occupy commercial space.

Christian Harris

PRINCIPAL BROKER & OWNER

- Cell: 757.553.2536
- Office: 844.714.BPRE
- 3300 Tyre Neck Rd, Suite 2 · Portsmouth, VA 23703

BPRE

BP REAL ESTATE LLC
Licensed in VA · MD · NC · GA