

FOR SALE

**4329 GEORGE WASHINGTON MEMORIAL HWY
GLOUCESTER COUNTY, VA**



- **CURRENTLY FULL-SERVICE RESTAURANT WITH GAMING MACHINES**
- **STRATEGICALLY LOCATED BETWEEN GLOUCESTER POINT AND GLOUCESTER COURTHOUSE**
- **B1 ZONING ALLOWS FOR A VARIETY OF ALTERNATIVE USES**

The information contained herein has been obtained from sources deemed to be reliable but is not warranted. This offer subject to errors and omissions, or withdrawal, without notice

FOR MORE INFORMATION:

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Waltz Commercial Real Estate, LLC

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Waltz
COMMERCIAL REAL ESTATE LLC

INFORMATION

ABOUT THIS PROPERTY

- NEWLY RENOVATED! The property consists of a 1-story restaurant with excellent visibility and road frontage along Gloucester County's main business thoroughfare, George Washington Memorial Highway (Route 17). The building is approximately 6,667 square feet, has an abundance of parking on +/- 1.5-acre parcel. This is a rare opportunity for restaurateurs and users seeking high exposure with both large-scale parking and building space.
 - Solid Metal Roof
 - HVAC - 35 tons/7 (5) ton units
 - Propane gas serves stoves, griddle, and water heater
 - 2 hood system
 - 4 coolers
 - 1 freezer
 - 3 bar areas with custom inlay counter tops
- Property consists of +/- 3.33 acres, includes +/- 1.8 acres of undeveloped land for expansion
- Parking is approximately 80 spaces

SALES PRICE

- \$1,299,000.00 **with** furniture, fixtures, and equipment
- \$1,100,000.00 **without** furniture, fixtures, and equipment

ZONING

- B-1 Business District

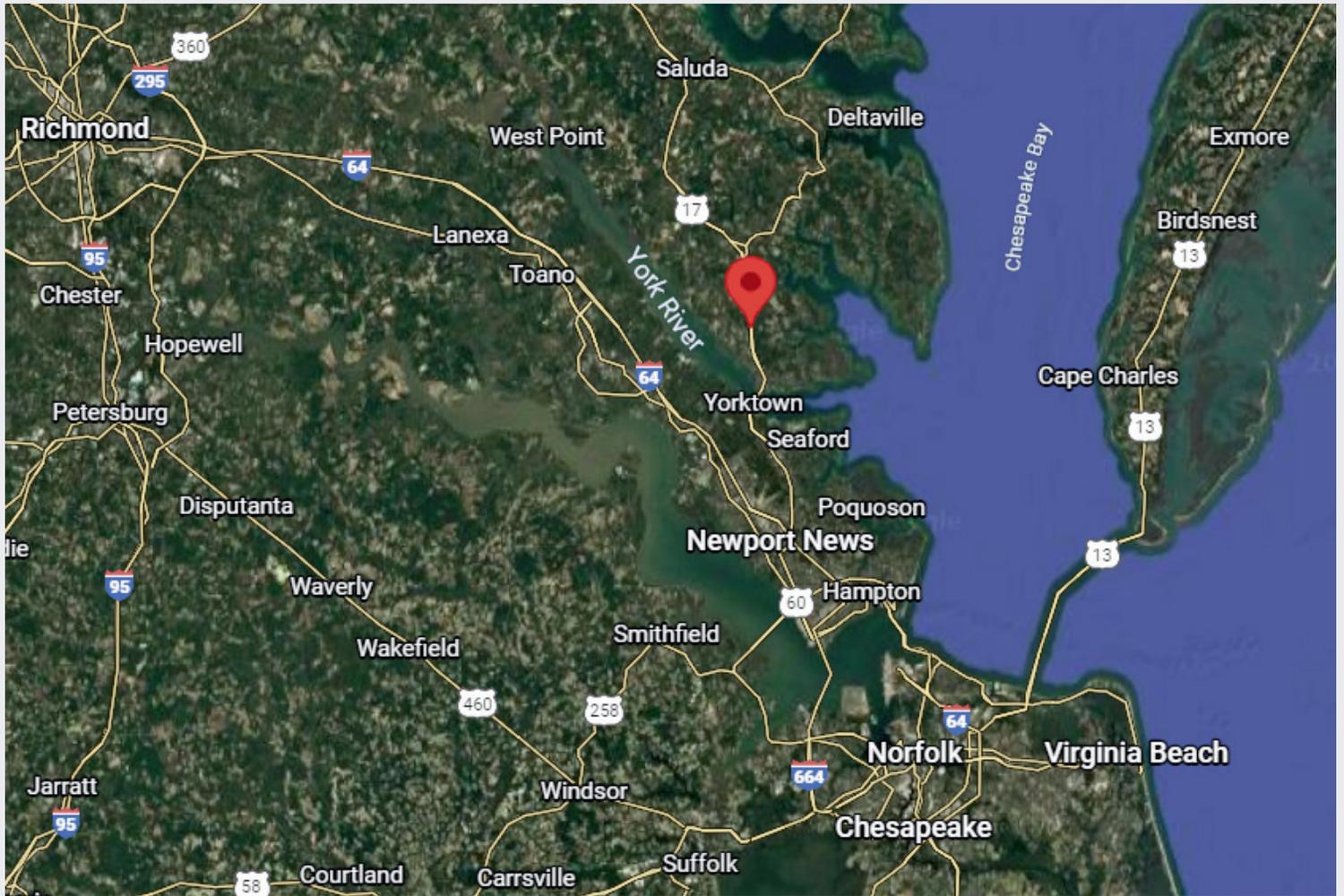
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AERIAL



- Traffic Count is approximately 35,000 vehicles per day
- Other nearby businesses include Peninsula Heating and Air, The Other Moving Company, Light House Church, Tidewater Collision Center, First Baptist Church, Mike's Tire and Automotive, and more.

REGIONAL MAP



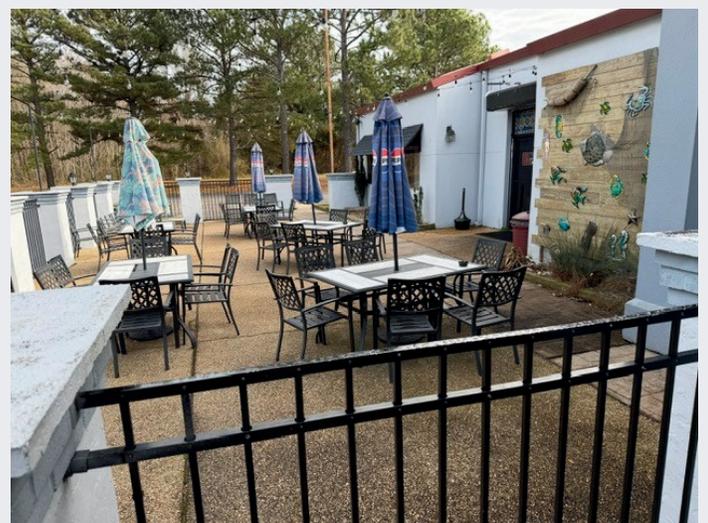
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PROPERTY IMAGES



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AGENCY DISCLOSURE

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IN A REAL ESTATE TRANSACTION, WHEN THE AGENT REPRESENTS THE:

SELLER/LANDLORD:

THEN AN AGENT UNDER A LISTING AGREEMENT WITH A SELLER ACTS AS THE AGENT FOR THE SELLER. THE LISTING COMPANY AND ALL OF ITS BROKER/AGENTS, AND THE SELLING COMPANY AND ALL OF ITS AGENTS AS SUBAGENTS OF THE SELLER, WOULD OWE THEIR FIDUCIARY DUTIES TO THE SELLER. THE BROKER AND BROKER'S AGENTS MAY STILL PROVIDE BUYER/TENANTS, AS CUSTOMERS, WITH INFORMATION ABOUT PROPERTIES AND AVAILABLE FINANCING, MAY SHOW THEM PROPERTIES, AND MAY ASSIST THEM IN PREPARING AN OFFER TO PURCHASE, OPTION OR LEASE A PARTICULAR PROPERTY.

BUYER/TENANT:

THEN AN AGENT UNDER A CONTRACT WITH A BUYER ACTS AS THE AGENT FOR THAT BUYER ONLY, AS A "BUYER/BROKER/AGENT," AND THE AGENT IS NOT THE SELLER'S AGENT, EVEN IF THE PURCHASE CONTRACT PROVIDES THAT THE SELLER OR THE LISTING BROKER WILL PAY THE AGENT FOR THE SERVICES RENDERED TO THE BUYER/TENANT. AN AGENT ACTING AS THE BUYER'S/TENANT'S AGENT MUST DISCLAIM SUB AGENCY IF OFFERED AND MUST DISCLOSE THE BUYER/TENANT BROKER/AGENT RELATIONSHIP WHEN DEALING WITH THE SELLER'S/LANDLORD'S AGENT OR THE SELLER/LANDLORD. THE BUYER/TENANT BROKER/AGENT OWES ITS FIDUCIARY DUTIES TO THE BUYER/TENANT.

BUYER AND SELLER (ACTING AS A DUAL AGENT):

THEN AN AGENT, EITHER ACTING DIRECTLY OR THROUGH ONE OR MORE OF THE BROKERAGE FIRM'S OTHER AGENTS, MAY BE THE AGENT OF BOTH THE BUYER AND THE SELLER, BUT ONLY IF THE SCOPE OF THE AGENCY IS LIMITED BY A WRITTEN AGREEMENT AND ONLY WITH THE EXPRESS KNOWLEDGE AND WRITTEN CONSENT OF BOTH THE BUYER AND THE SELLER. AN AGENT REPRESENTING BOTH THE BUYER AND THE SELLER MUST DISCLOSE ALL INFORMATION REGARDING THE AGENCY RELATIONSHIP, INCLUDING THE LIMITATION ON THE AGENT'S ABILITY TO REPRESENT EITHER PARTY FOLLY AND EXCLUSIVELY. THE AGENT MUST NOT DISCLOSE TO EITHER PARTY, WITHOUT THE PRIOR CONSENT OF THE PARTY ADVERSELY AFFECTED BY THE DISCLOSURE, ANY INFORMATION OBTAINED WITHIN THE CONFIDENTIALITY AND TRUST OF THE FIDUCIARY RELATIONSHIP. AS AN EXAMPLE, THE AGENT MUST NOT TELL THE BUYER THAT THE SELLER WILL ACCEPT A PRICE LOWER THAN THE LISTING PRICE, NOR TELL THE SELLER THAT THE BUYER WILL PAY A PRICE OFFERED, WITHOUT THE PRIOR CONSENT OF THE PARTY ADVERSELY AFFECTED BY THE DISCLOSURE.

WALTZ COMMERCIAL REAL ESTATE, LLC IS THE X LISTING BROKER, BUYER BROKER, DUAL AGENT FOR THE PROPERTY SUBMITTED IN THIS INFORMATION PACKAGE.

ACKNOWLEDGED BY:

WALTZ COMMERCIAL REAL ESTATE, LLC