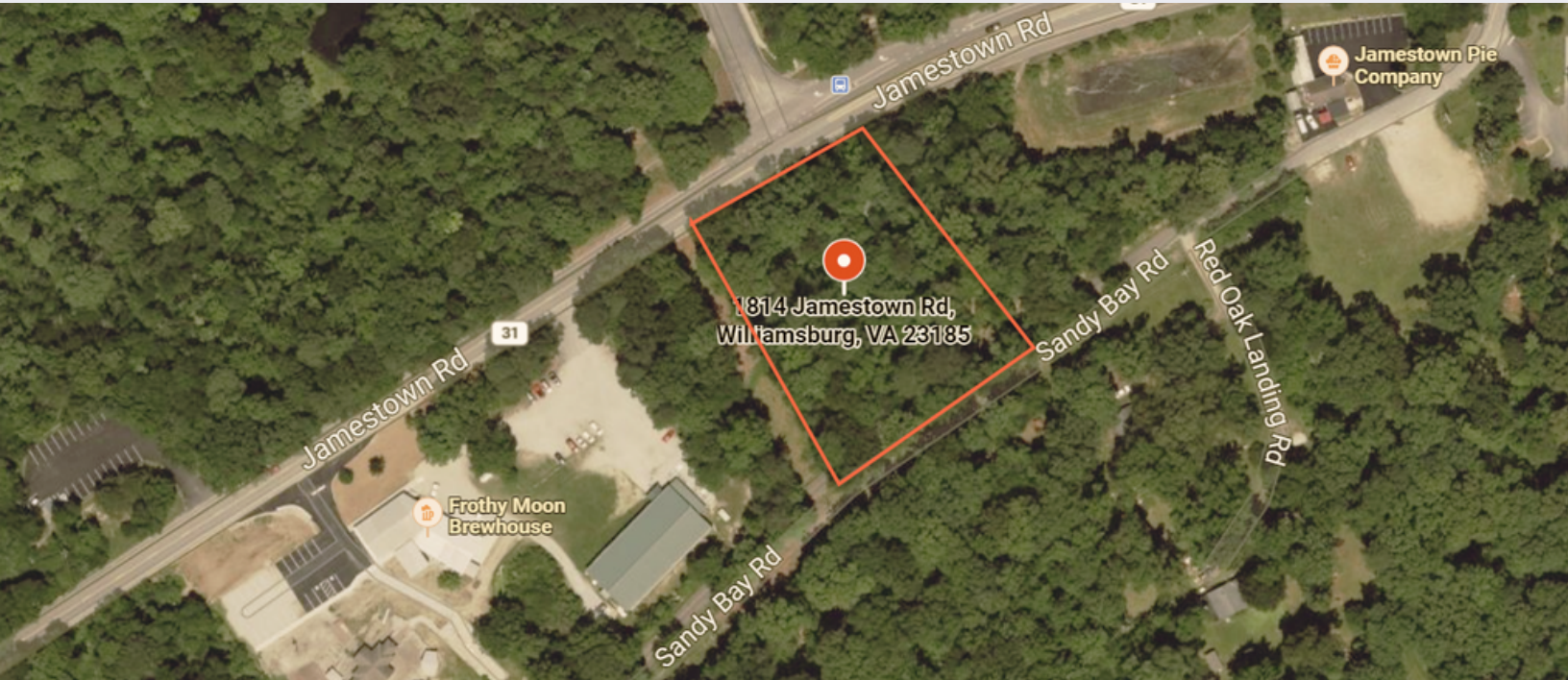


FOR SALE

1814 Jamestown Road Williamsburg, Va 23185



LISTING PRICE: \$125,000.00

ABOUT THIS PROPERTY

Property is located in desirable Williamsburg, Virginia and is .82 acres on Jamestown Road. The location is on a main road with great visibility.

FOR MORE INFORMATION:

Travis Waltz and Tom Waltz
Campana Waltz Commercial Real Estate, LLC - EAST
11832 Fishing Point Dr., Suite 400, Newport News, VA 23606

757-231-5516






Waltz
COMMERCIAL REAL ESTATE LLC - EAST

AVAILABLE

 (757) 231-5516  Travis@CampanaWaltz.com  Tom@CampanaWaltz.com

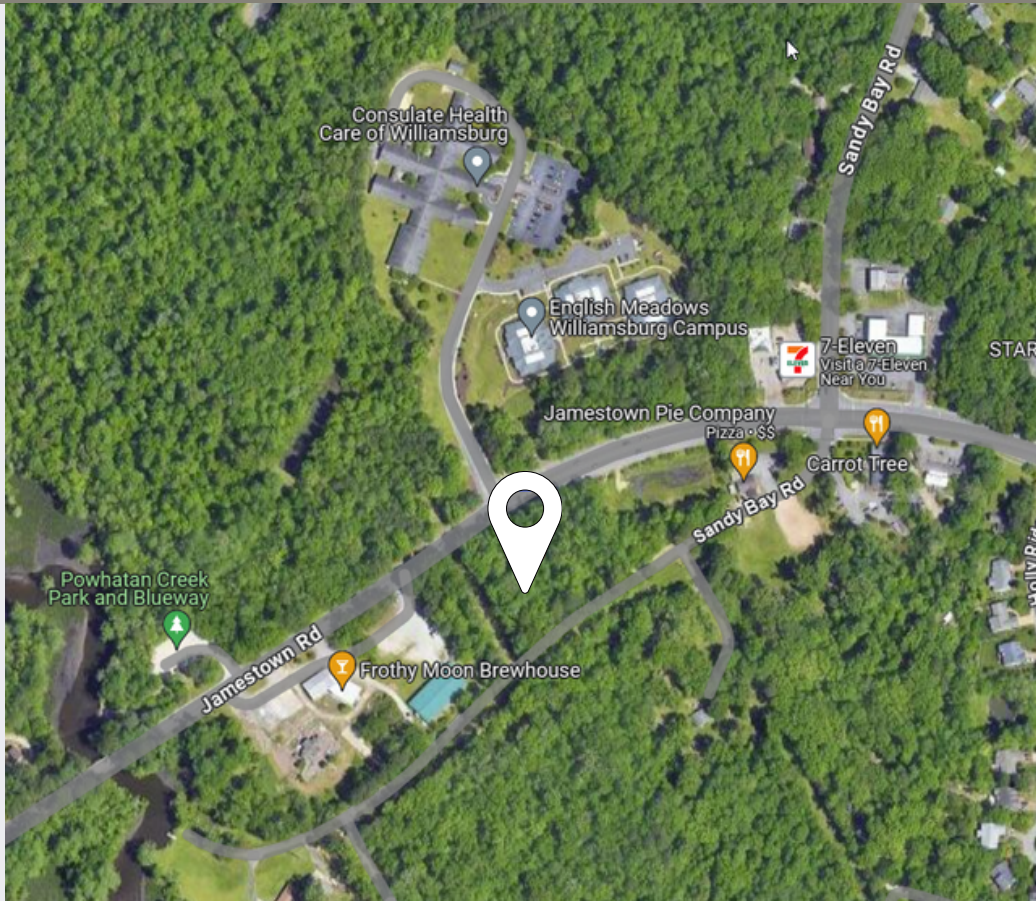
INFORMATION & FACTS

1814 Jamestown Road, Williamsburg, Va

-  James City County zoning is for Limited Business (LB), multiple uses allowed by right. Below is a link to the county website with more information:
-  https://library.municode.com/va/james_city_county/codes/code_of_or_dinances?nodeId=CD_ORD_CH24ZO_ARTVDI_DIV9LIBUDILB
-  Street frontage 157 feet approximately directly on Jamestown Road.
-  The property is 1.5 miles to the Jamestown Ferry and Jamestown Settlement. The College of William & Mary as well as Colonial Williamsburg are 4.6 miles away, roughly a ten-minute drive.
-  Property is surrounded by affluent neighborhoods, walking distance to Frothy Moon Brewhouse, Carrot Tree, and Jamestown Pie Company.

Aerials

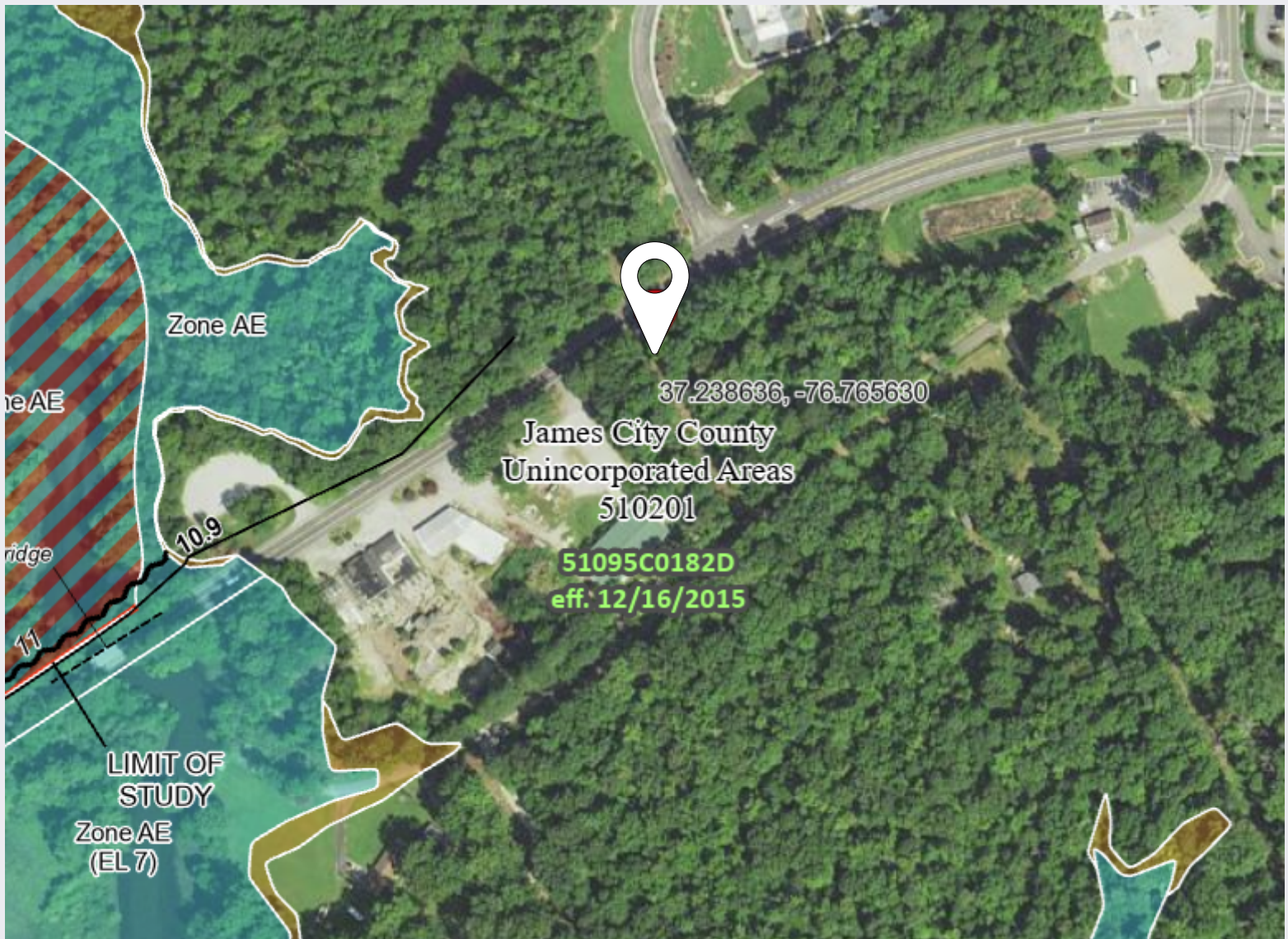
1814 Jamestown Road, Williamsburg, Va



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

FEMA Flood Map

1814 Jamestown Road, Williamsburg, Va



The Site is in an X Zone and does **not** require flood insurance.

Utilities

1814 Jamestown Road, Williamsburg, Va



Utilities

Per James City Service Authority

- Property would be required to connect to both water and sewer
- Sewer connection available is to a grinder pump to the force main (orange line on map)
- Water is located at the front of the property as denoted by the blue line – 12" PVC

Agency Disclosure

1814 Jamestown Road, Williamsburg, Va

AGENCY DISCLOSURE

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 fully 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.

Campana Waltz Commercial Real Estate, LLC - EAST is the x Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC - EAST