



CUSHMAN &  
WAKEFIELD

THALHIMER

# 732 THIMBLE SHOALS BLVD.

UNIT 303 & UNIT 304  
NEWPORT NEWS, VA 23606

FOR SALE - 2 CONDO UNITS





# PROPERTY HIGHLIGHTS

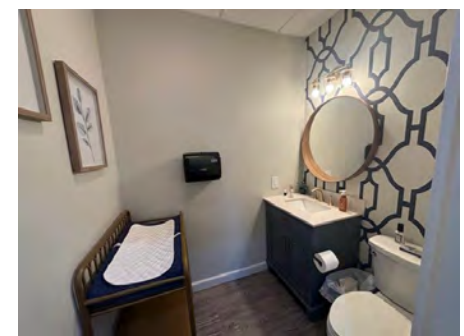
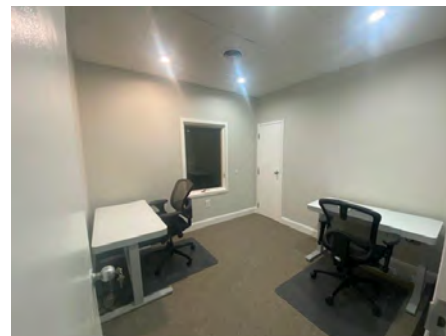
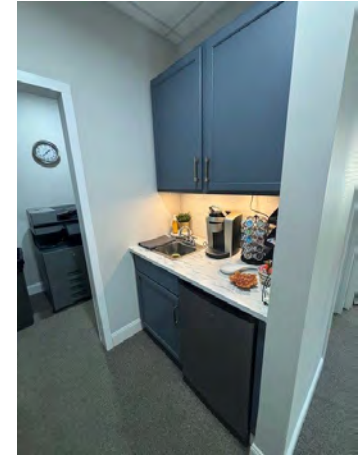
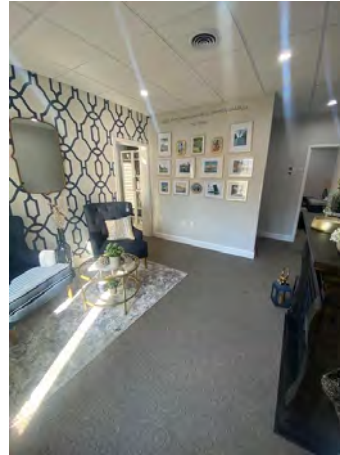


## 732 THIMBLE SHOALS BLVD., UNIT 303 & UNIT 304

- 2 separate condo units currently combined with cased opening in demising wall
- 1,952 SF total
- Built in 1986
- New roof and siding in 2020
- General Warranty Deed on each unit
- Turn-key, move-in ready
- Insulated ceilings
- Zoned C-4
- Sale Price: \$285,000 (\$142,500 per unit)
- Security system and CAT 6 cable for IT

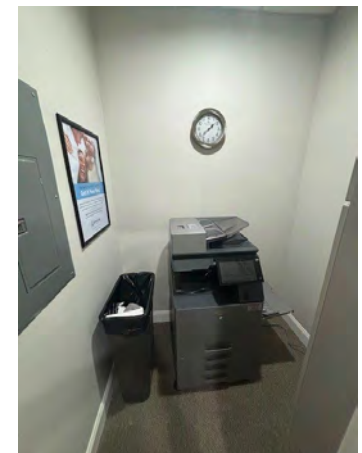


# UNIT 303

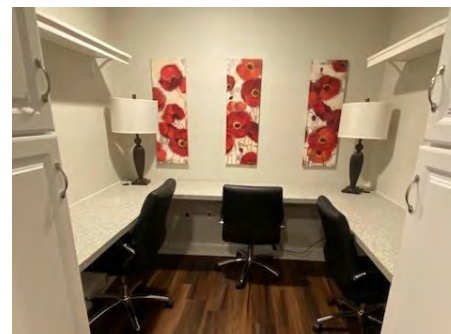
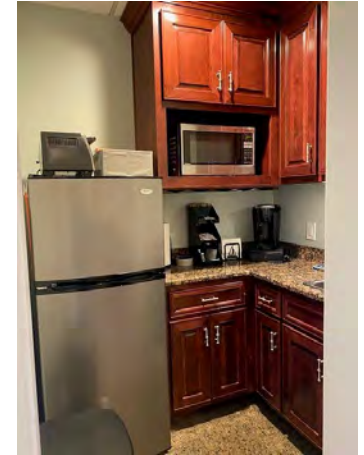


## UNIT 303

- 979 SF
- Parcel # 196000174
- New carpet and paint throughout
- Water heater replaced 2021
- 2 renovated private bathrooms
- Keyless entry locks with lever handles on exterior door and office doors
- Kitchenette with refrigerator
- Upgraded finishes throughout
- Furniture to convey: 2 desks, bookcase, credenza, hutch, leather chair, 2 file cabinets and TV mount in front office

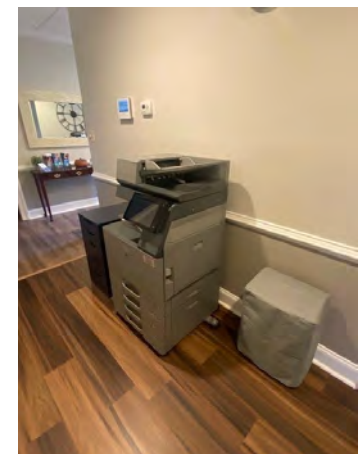
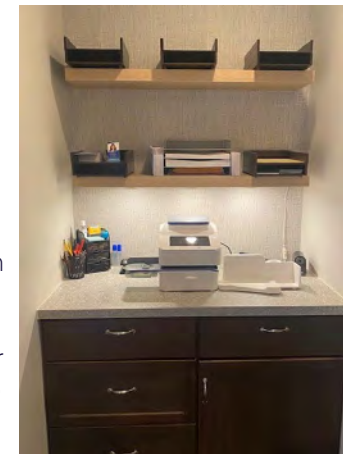


# UNIT 304



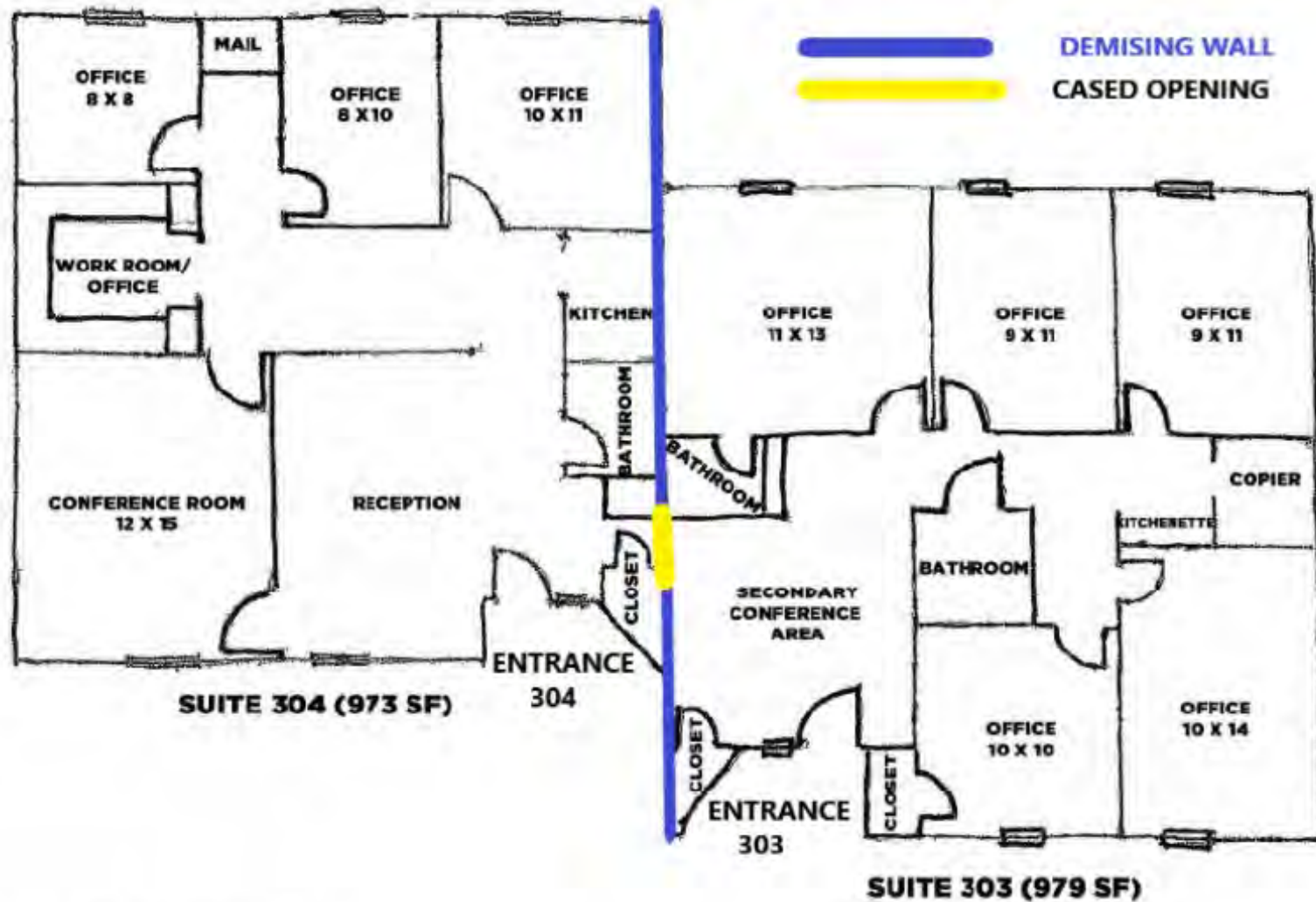
## UNIT 304

- 973 SF
- Parcel # 196000175
- Built in work area with cabinetry
- Water heater replaced 2022
- Kitchenette with refrigerator
- Upgraded finishes throughout
- Furniture to convey: front desk system, chairs with center table, console table and mirror in lobby, supply cabinets and workstation counters in common area, slat wall for storage in office and/or storage room, conference room table (4' W x 11' L) - sits up to 10 people, and TV mount





# FLOOR PLAN





For more information, please contact:

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