

# AVAILABLE

## 8510 Bell Creek Road Mechanicsville, VA 23116



### Exclusive Agent:

KEVIN COX, SIOR  
(804) 521-1468  
Kevin@porterinc.com

### HIGHLIGHTS

- 6,000 SF +/- Office/Medical Building
- Investment Property
- 7% CAP RATE
- Zoned M-1
- 2.36 Acres
- 37 +/- Parking Spaces
- Upstairs & Downstairs Kitchens
- 4 Restrooms, 1 With Shower
- FOR SALE: \$1,400,000

4801 Radford Avenue | P.O. Box 6482

Richmond, VA 23230

[www.porterinc.com](http://www.porterinc.com)

804-353-7994

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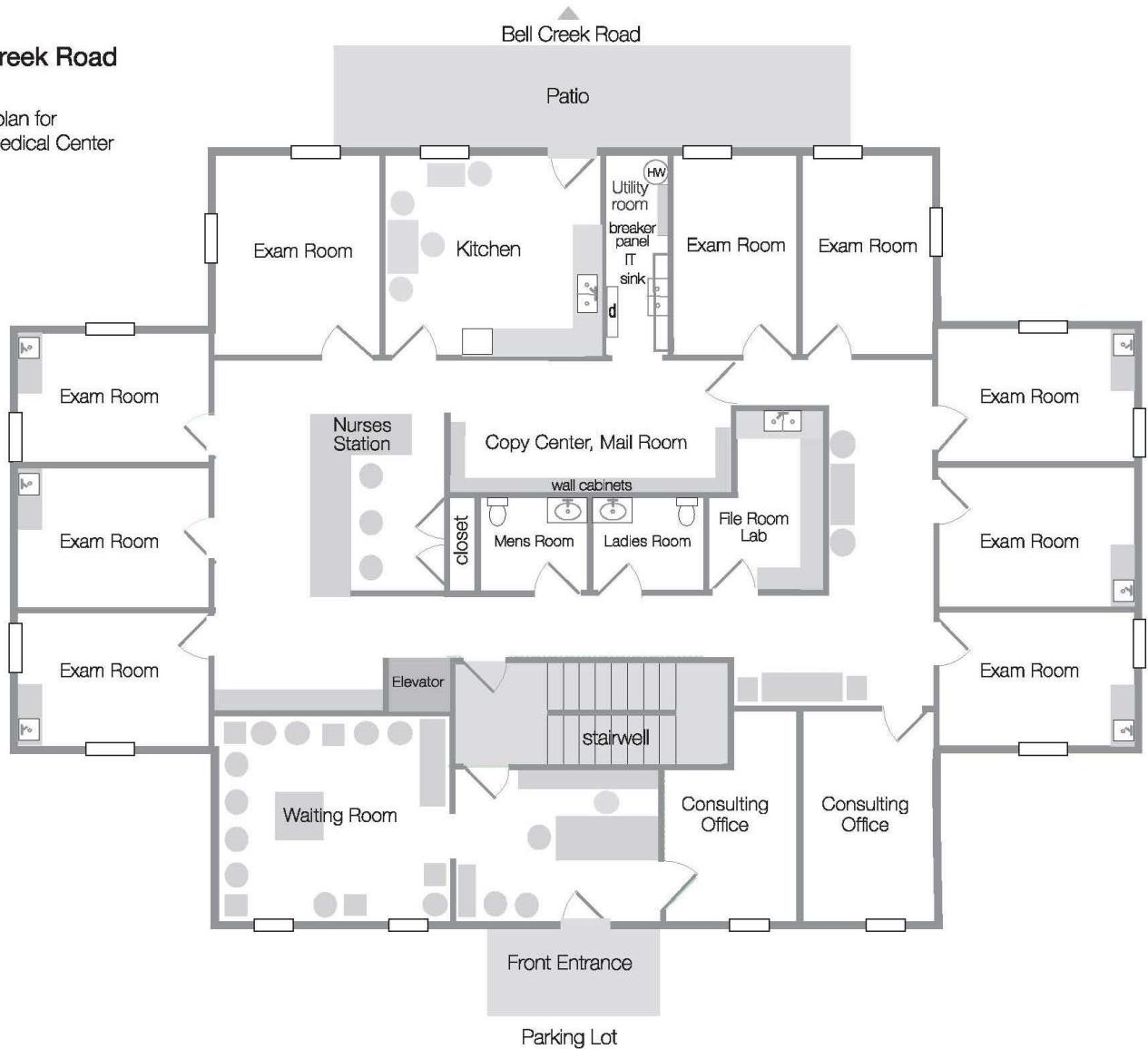
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# PROPERTY PHOTOS

8510 Bell Creek Road | Mechanicsville, VA 23116

## 8510 Bell Creek Road First Floor

Proposed floor plan for  
conversion to Medical Center



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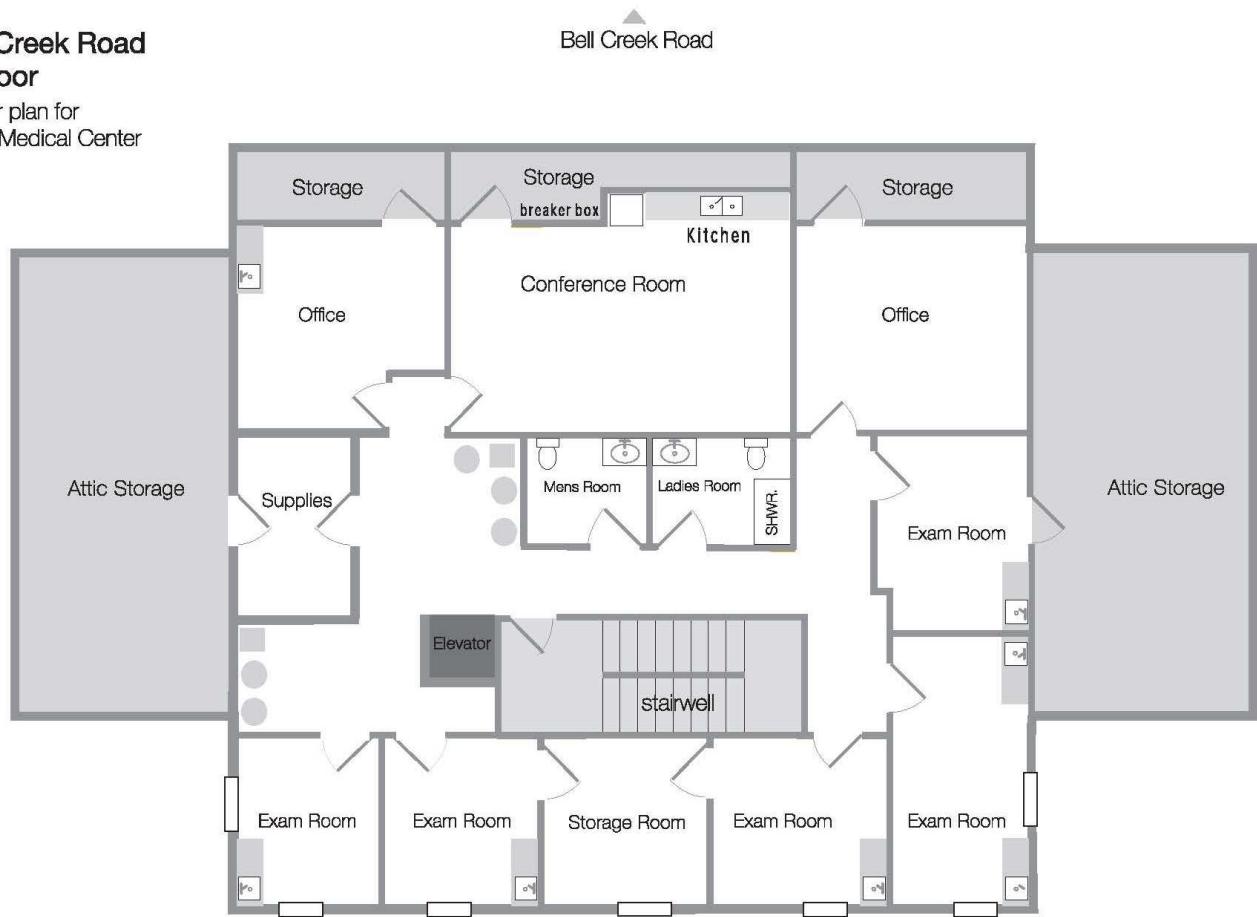
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## 8510 Bell Creek Road Second Floor

Proposed floor plan for  
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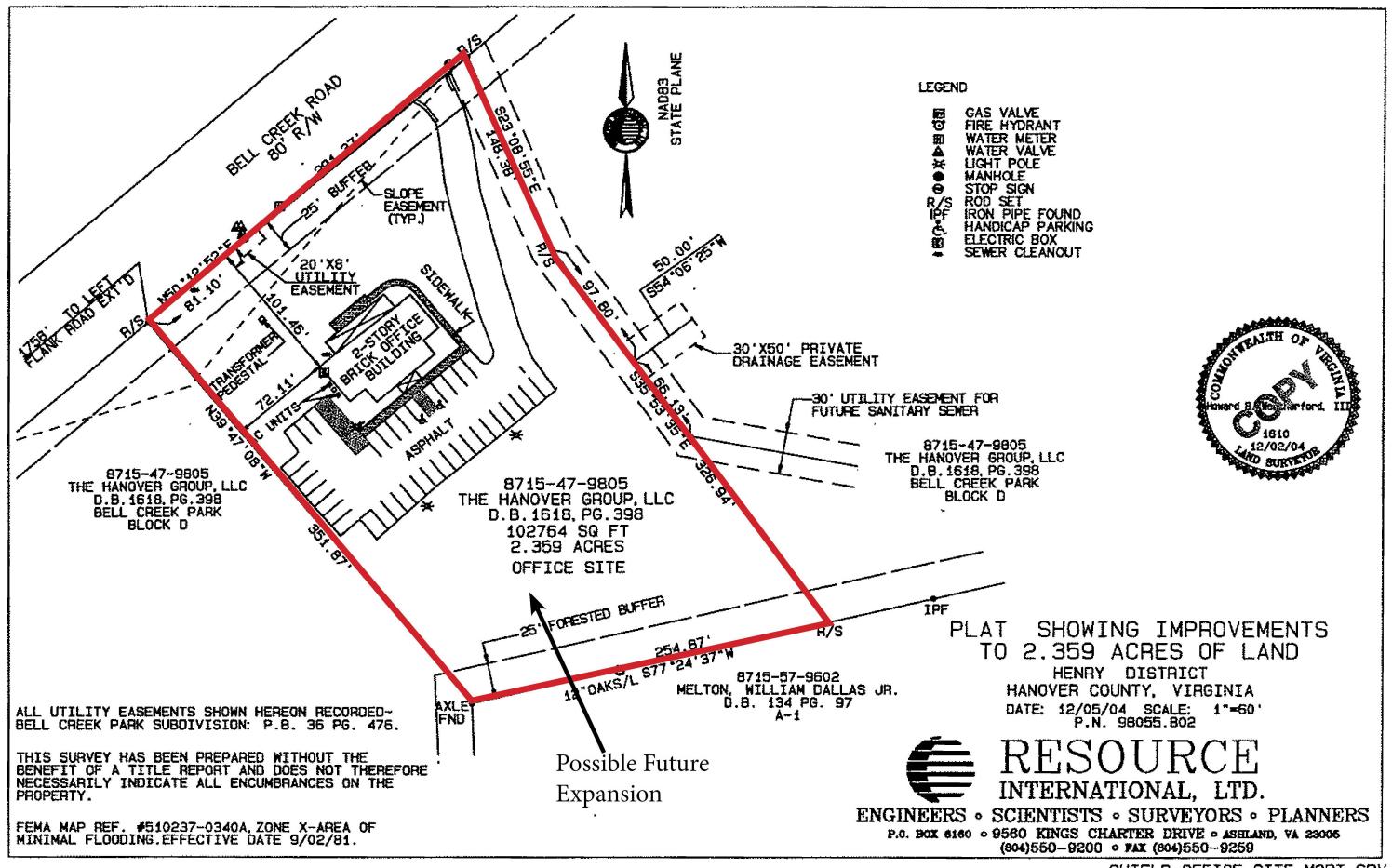
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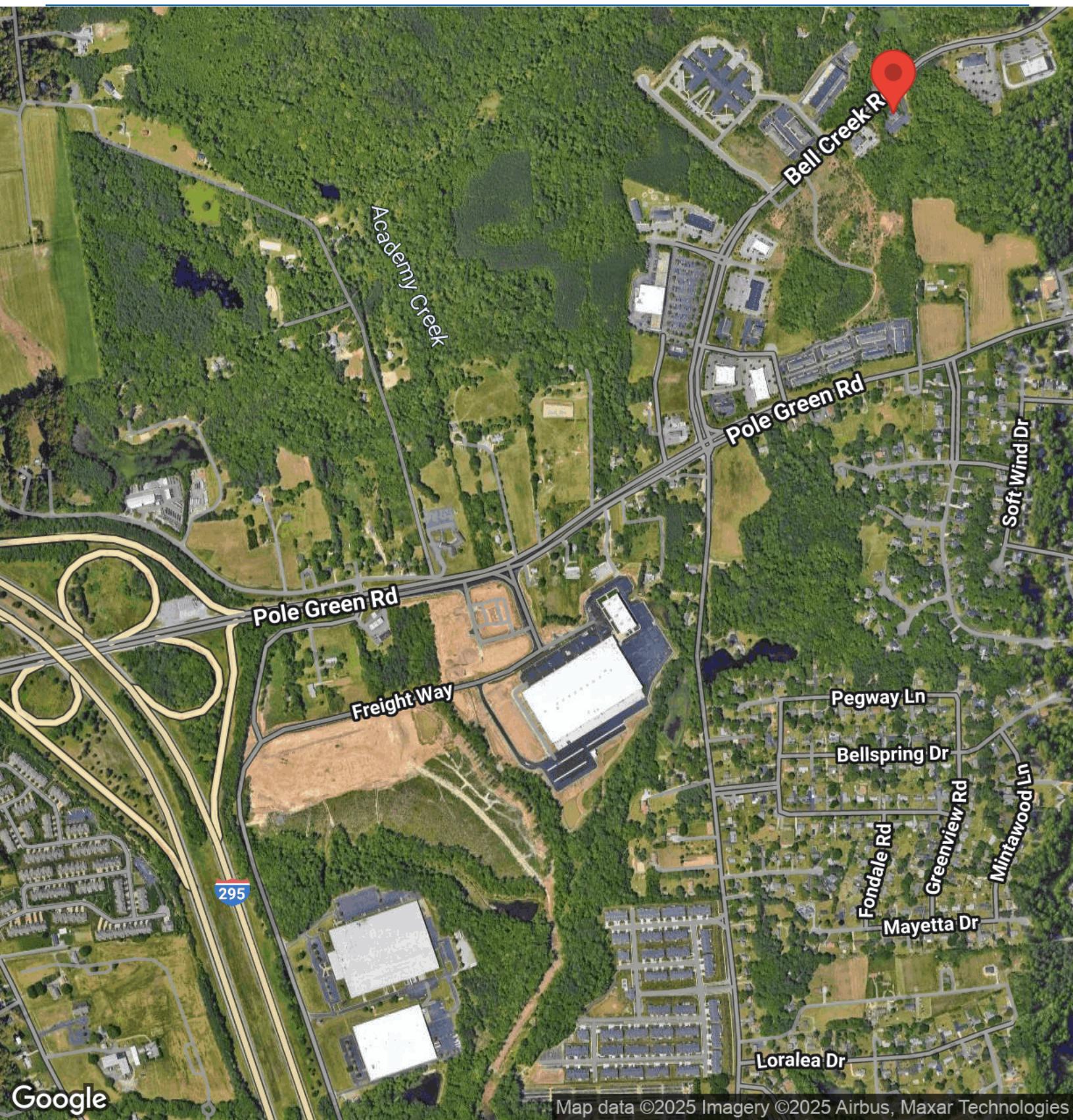
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# AERIAL MAP

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