

YOUNGBLOOD & TYLER BUILDING

OFFICE BUILDING FOR SALE

FOR
SALE



MECHANICSVILLE, VA 23111

7309 HANOVER GREEN DR

\$825,000



PROPERTY HIGHLIGHTS

- Property upgrades include replacement windows, LED lights, irrigation and vinyl siding

BILL PHILLIPS, CCIM | 804.967.2739
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PROPERTY DESCRIPTION

This solidly constructed multi-tenant office building offers versatile space arrangements among multiple suites for a wide range of business operations. Ideal for owner occupants, this asset presents a rare opportunity for a business to own its real estate while benefiting from in-place rental income from two existing tenants significantly reducing the effective cost of ownership creating a smart alternative to leasing.

LOCATION DESCRIPTION

Situated among professional office buildings in Old Town Mechanicsville, this attractive and well-maintained property benefits from good visibility and accessibility being conveniently located right off of Mechanicsville Tnpk near the 295 intersection.

PROPERTY HIGHLIGHTS

- Property upgrades include replacement windows, LED lights, irrigation and vinyl siding
- Permanent storage garage with roll-up door
- Abundant parking
- Generous attic storage

Offering Summary

Sale Price:	\$825,000
Lot Size:	0.78 Acres
Building Size:	9,816 SF

Demographics 0.3 Miles 0.5 Miles 1 Mile

	0.3 Miles	0.5 Miles	1 Mile
Total Households	240	669	2,534
Total Population	546	1,531	6,021

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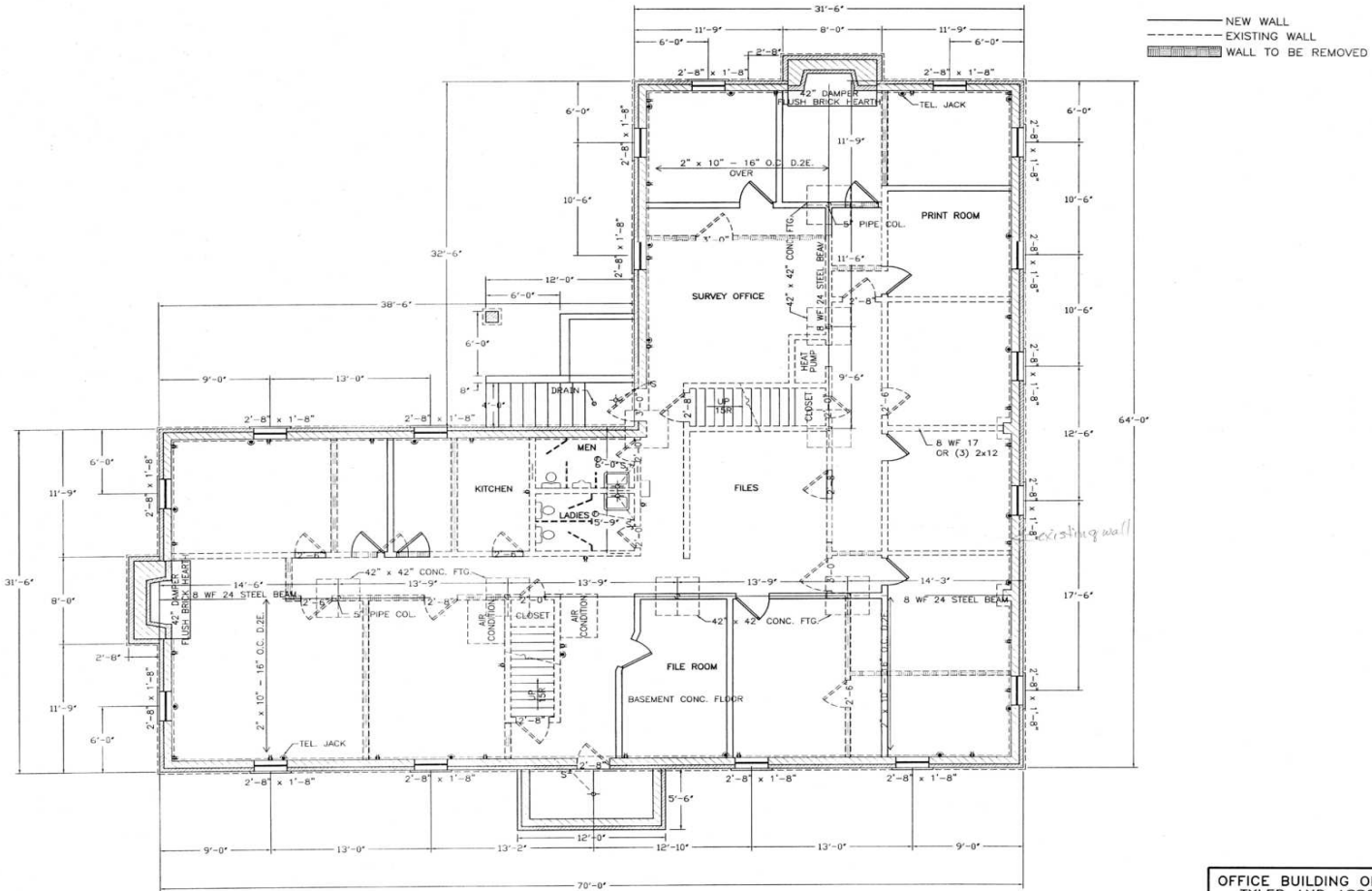


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BASEMENT AND FOUNDATION PLAN
SCALE: 1/4" = 1'

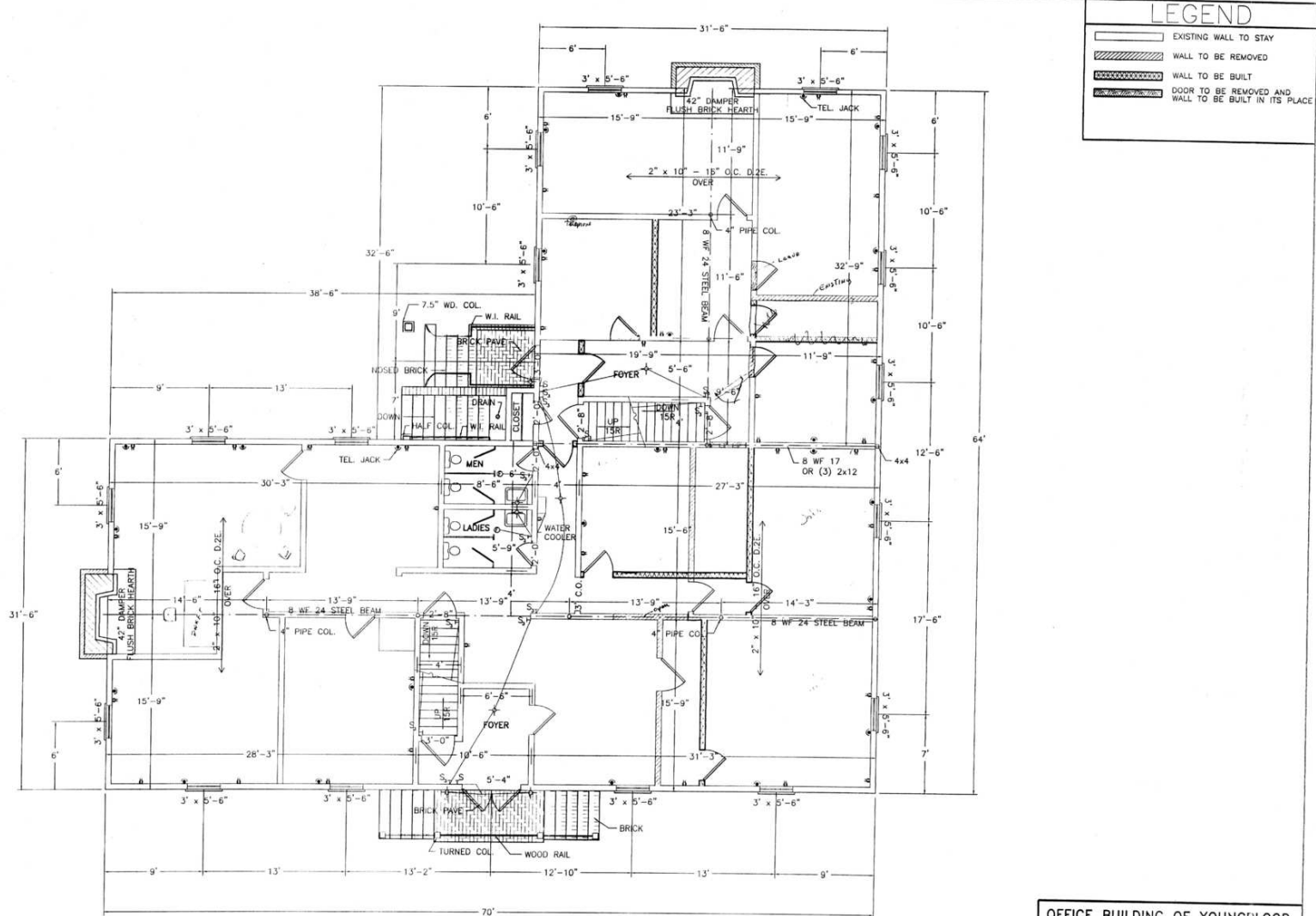
OFFICE BUILDING OF YOUNGBLOOD,
TYLER AND ASSOCIATES, P.C.
OCTOBER 5, 2000 SHEET 2 OF 2 SCALE: 1/4" = 1'
YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
CIVIL ENGINEERS, PLANNERS
& LAND SURVEYORS
7309 HANOVER GREEN DRIVE
P.O. BOX 517 MECHANICSVILLE, VA. 23111
DRAWN BY: BCF
CHECKED BY: RHY
CAD FILE: BASEMENT.DWG

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LEGEND	
	EXISTING WALL TO STAY
	WALL TO BE REMOVED
	WALL TO BE BUILT
	DOOR TO BE REMOVED AND WALL TO BE BUILT IN ITS PLACE

FIRST FLOOR PLAN
SCALE: 1/4" = 1'

OFFICE BUILDING OF YOUNGBLOOD,
TYLER AND ASSOCIATES, P.C.
OCTOBER 5, 2000 SHEET 1 OF 2 SCALE 1/4" = 1'
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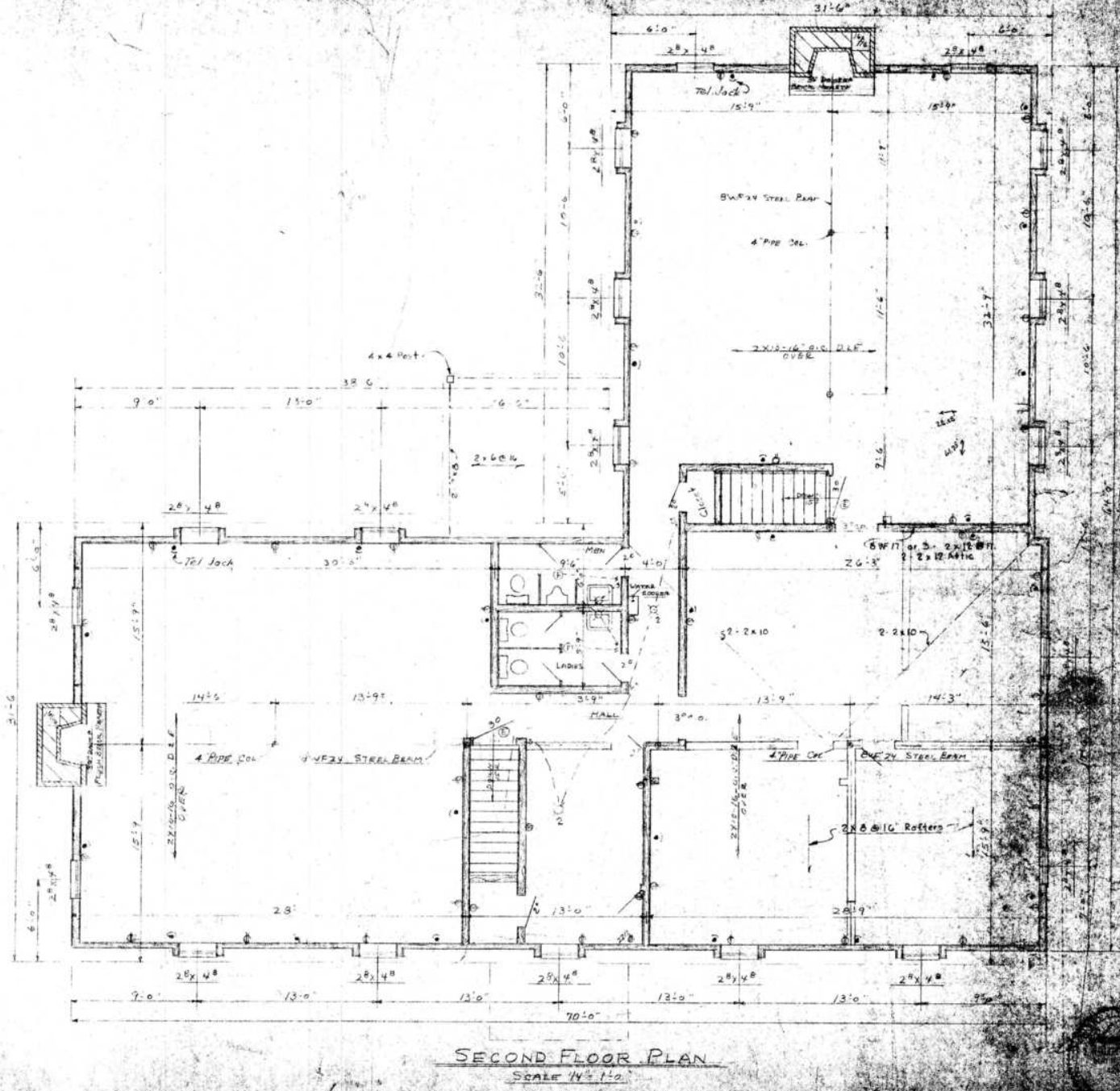
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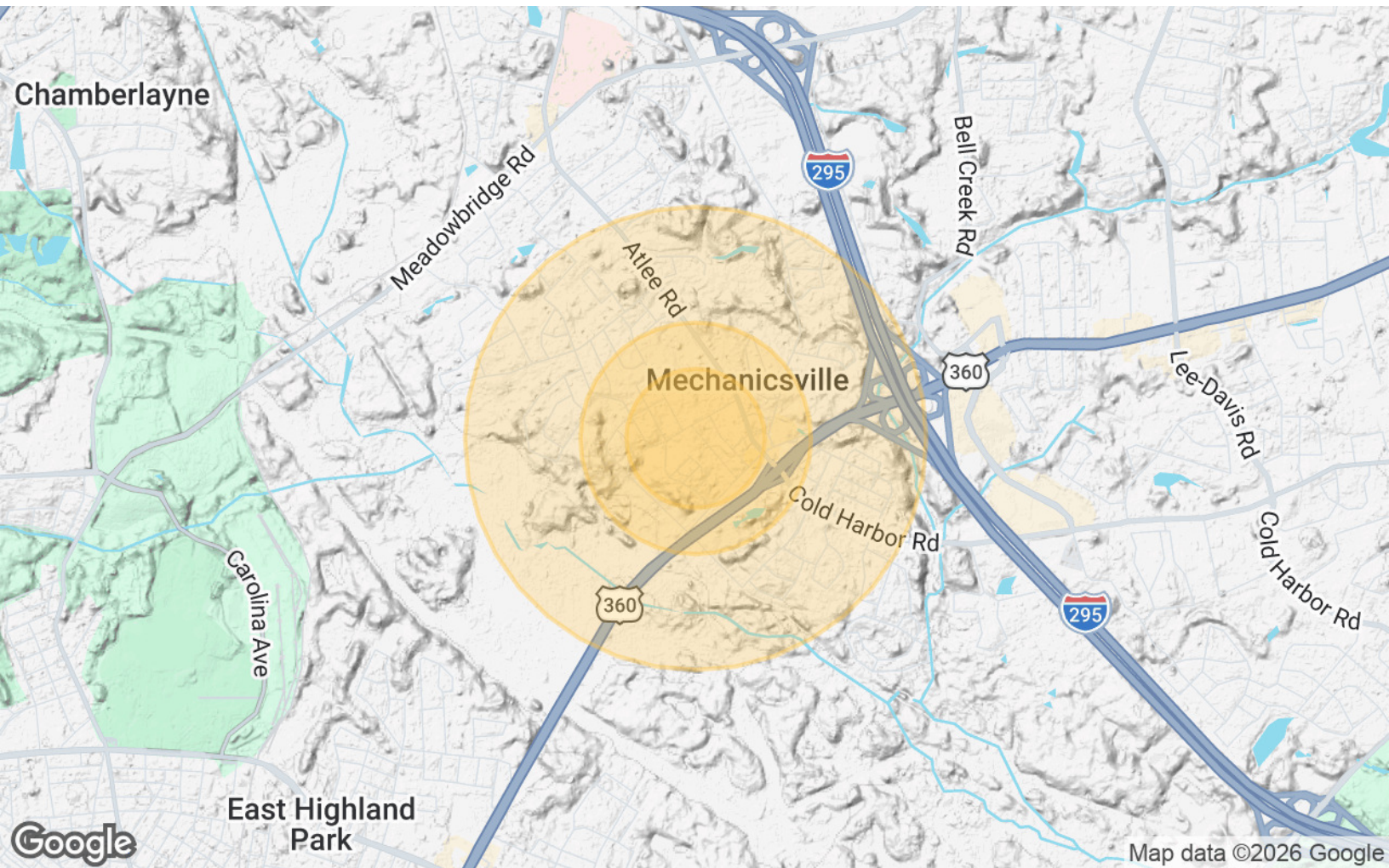


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	0.3 Miles	0.5 Miles	1 Mile
Total Population	546	1,531	6,021
Total Households	240	669	2,534
Avg. Household Income	\$100,265	\$95,703	\$90,144

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Joyner Commercial has established a reputation as Richmond's premier commercial real estate company, delivering unparalleled guidance and market expertise. Attentive professional service has been at the heart of our business since our founding in 1973, and it remains a critical component of our working relationships today. The key to Joyner's success is simple. We build lasting relationships by knowing our clients and understanding their priorities. With Joyner, you get a trusted partner and advocate committed to providing realistic solutions to your property or investment needs.



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