



# MEDICAL OFFICE CONDO FOR SALE

**7329 BOULDER VIEW LANE | RICHMOND, VA 23225**

**FEATURES**

- **7329 BOULDER VIEW LANE - MEDICAL CONDO**
- Owner/User or 2,406 SF available to rent
- Move-in ready
- Metal Roof
- Condo Association
- Electric Car Charger
- Close proximity to Chippenham Hospital (0.25 miles away)
- OrthoVA located across the street

Space Type	Medical Condo For Sale
Asking Price	\$498,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	7,553	70,291	208,772
Average HH Income	\$53,642	\$75,355	\$90,456
Daytime Employment	11,366	35,502	162,985



**Brian Glass:** Senior Vice President  
 804.864.9788 x104  
 brianglass@taylorlongproperties.com

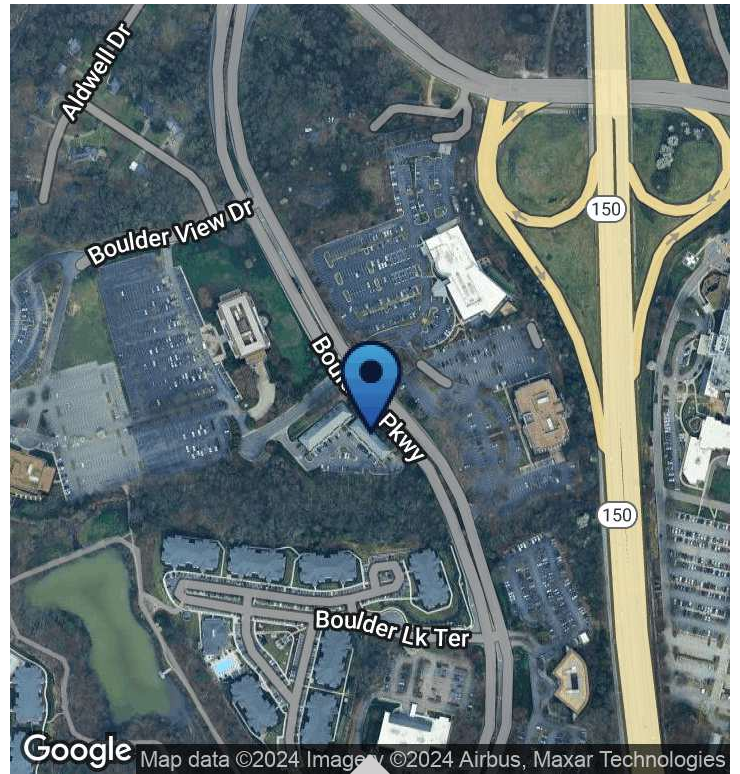
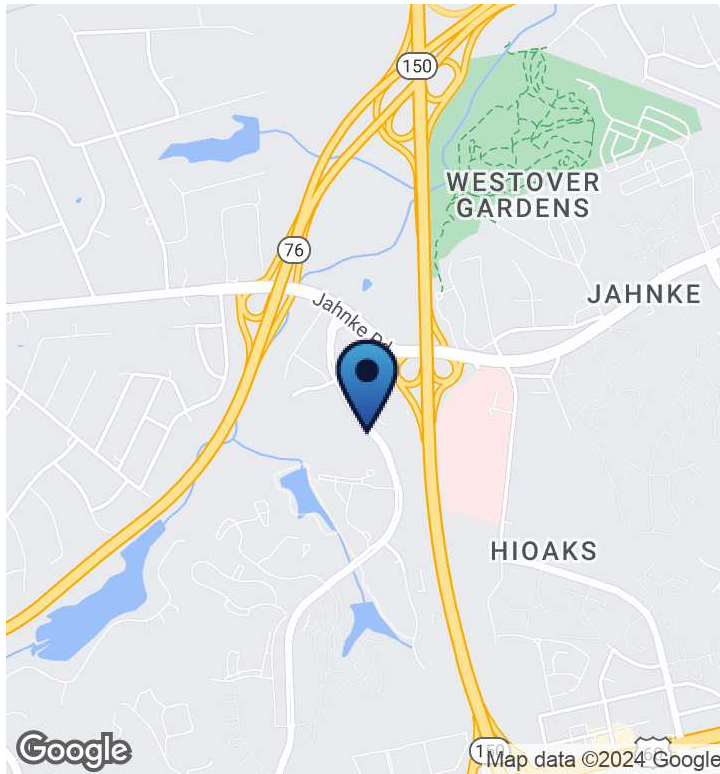
**Rebecca von Meister, CCIM:** Vice President  
 804.864.9788 x103  
 rebeccavonmeister@taylorlongproperties.com



**Taylor Long**  
**PROPERTIES**  
 Commercial Real Estate



## PROPERTY DETAILS & HIGHLIGHTS



Building Name	7329 Boulder View Lane
Property Type	Medical Condo
Property Subtype	Medical
APN	763-71-19-08-500-000
Building Size	8,472 SF
Lot Size	2 Acres
Building Class	B
Year Built	2005
Number of Floors	1
Average Floor Size	8,472 SF

- A standout investment or owner-user opportunity in the dynamic Richmond, VA market. Boasting an impressive 8,472 SF, this meticulously maintained building, constructed in 2005, offers a prime location and exceptional features tailored to the needs of office or medical investors. With a total of 2,406 SF for owner/user or rent out for income potential. The property's well-maintained metal roof and inclusion in a condo association combine to offer hassle-free ownership. And with the added value of an electric car charger, this property is primed to attract forward-thinking tenants and investors alike.

Discover the vibrant business environment surrounding the property in Richmond, VA. With its thriving economy and strong job market, the area appeals to office building investors seeking long-term stability and growth. Just a short drive away, you'll find the charming neighborhoods of Westover Hills and Woodland Heights, providing a desirable work-life balance for office tenants. Additionally, the property is conveniently located near the historic James River, offering endless outdoor recreational opportunities for employees and visitors alike. Nearby, popular dining and retail destinations like Stony Point Fashion Park and The Diamond add to the area's allure, making it an enticing location for businesses and professionals.





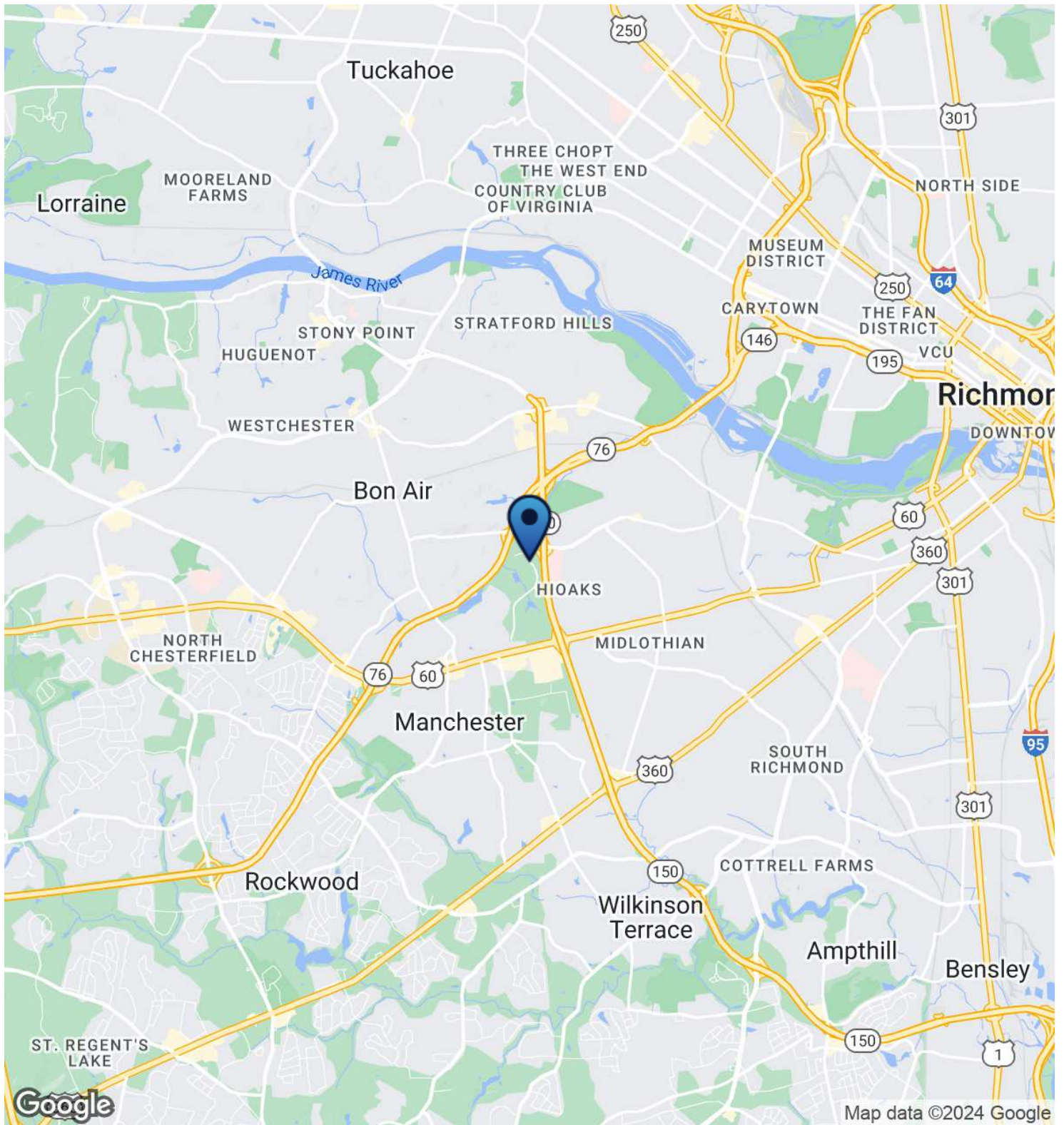
# RETAILER MAP







# LOCATION MAP



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