

The background features a series of thin, light blue lines that flow and curve across the dark grey background, creating a sense of motion and depth. The lines are most concentrated on the right side, where they form a dense, funnel-like shape that tapers towards the bottom right corner.

**INFINITY MEDICAL
BUILDING AND
LOT**

8703

STUDLEY RD



Highlights

- 100% Leased Income Producing Building and Lot
- 7.5 Acre Lot with over 4 Acres Open for Development
- Approx. Net Income \$270,000

Sale Details

Price
\$5,500,000

Property Type
Office

Property Subtype
Land

Building Class
A

Lot Size
7.50 AC

Gross Building Area:
14,000 SF

No. Stories
1

Year Built
2007

Tenancy
Multiple

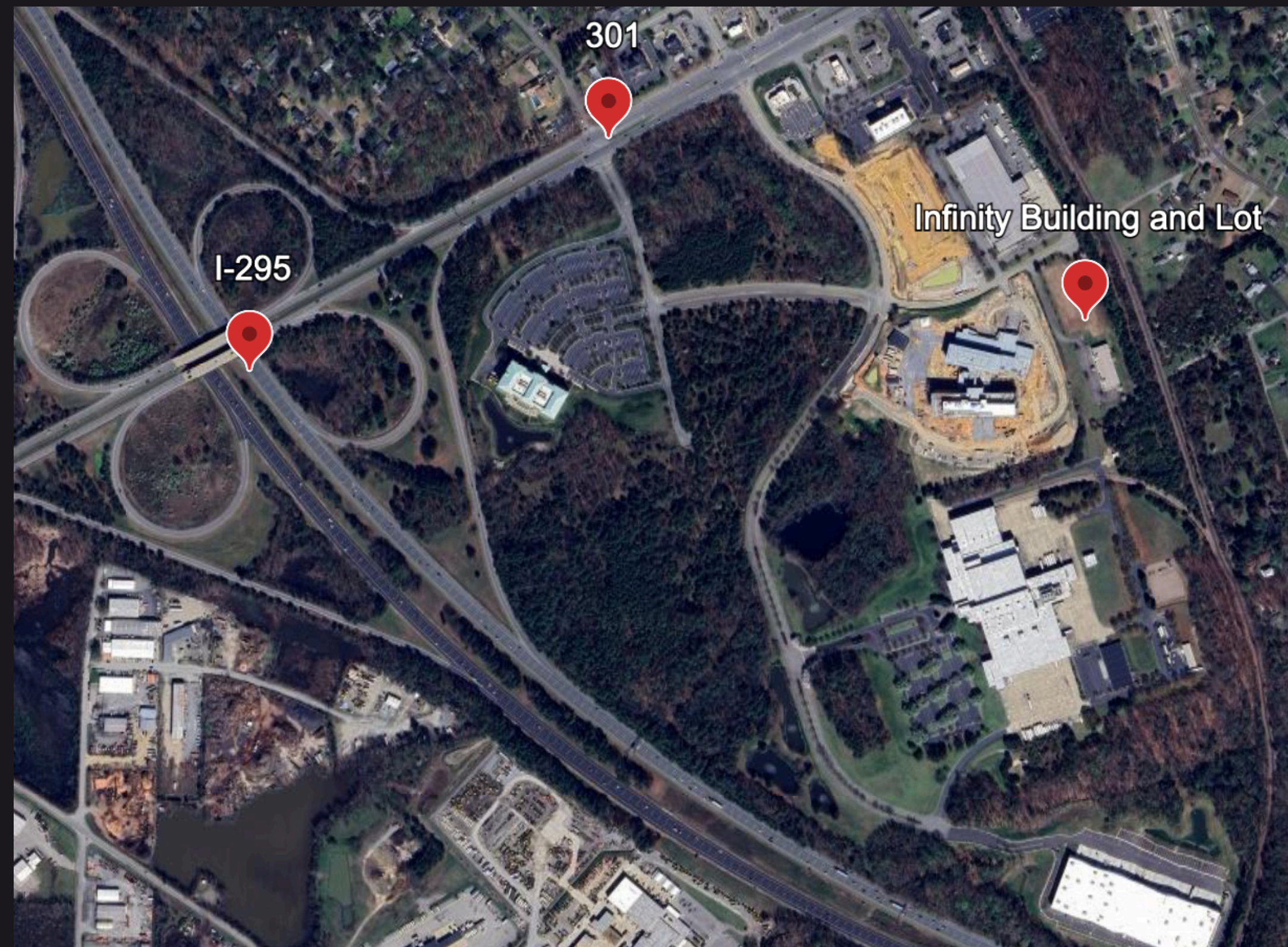
Zoning Description
M-1 LIGHT

APN / Parcel ID
8706-10-5216

BUILDING LEASE DETAILS

- Net Income approx. \$ 270,000
- Asking Cap Rate 6%
- Existing Steel building allows for additional floor expansion
- 4 Acres of lot left for future development
- Located in a fast growing office industrial park adjacent to Interstate 295
- Hanover County Low Taxes

Infinity Medical Building and Lot



Location

I-295 301 Corridor

Price

\$ 5,500,000

Property size and condition

- 14,000 sqft Office Building
- 7.5 Acre Lot
- Over 4 Acres open for future development



Contact

Please contact for Lease and Building
Details

For more information visit:
[https://www.loopnet.com/Listing/8703-Studley-
Rd- Mechanicsville-VA/33994196/](https://www.loopnet.com/Listing/8703-Studley-Rd-Mechanicsville-VA/33994196/)

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