

Zoned RV/ Boat Storage Facility

River's Bend Community

**FOR
SALE**



20 08

ONE SOUTH
COMMERCIAL

11949 HOGANS ALLEY

CHESTER, VA 23836



\$375,000

PROPERTY HIGHLIGHTS

- ✓ **7,500 SF METAL BUILDING**
- ✓ **2.7 ACRES**
- ✓ **PRIVATE DRIVE**
- ✓ **COUNTY PARK ADJACENT**

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PROPERTY SUMMARY



One South Commercial is pleased to bring to market 11949 Hogans Alley, a former golf course maintenance facility with a conditional use permit for RV and Boat Storage.

QUICK FACTS

ADDRESS | 11949 Hogans Alley,
Chester VA 23836

PID | 817660814900000

GBA | 7,500 SF

LOT SIZE | 2.77 AC

YEAR BUILT | 1990

SALE PRICE | \$375,000

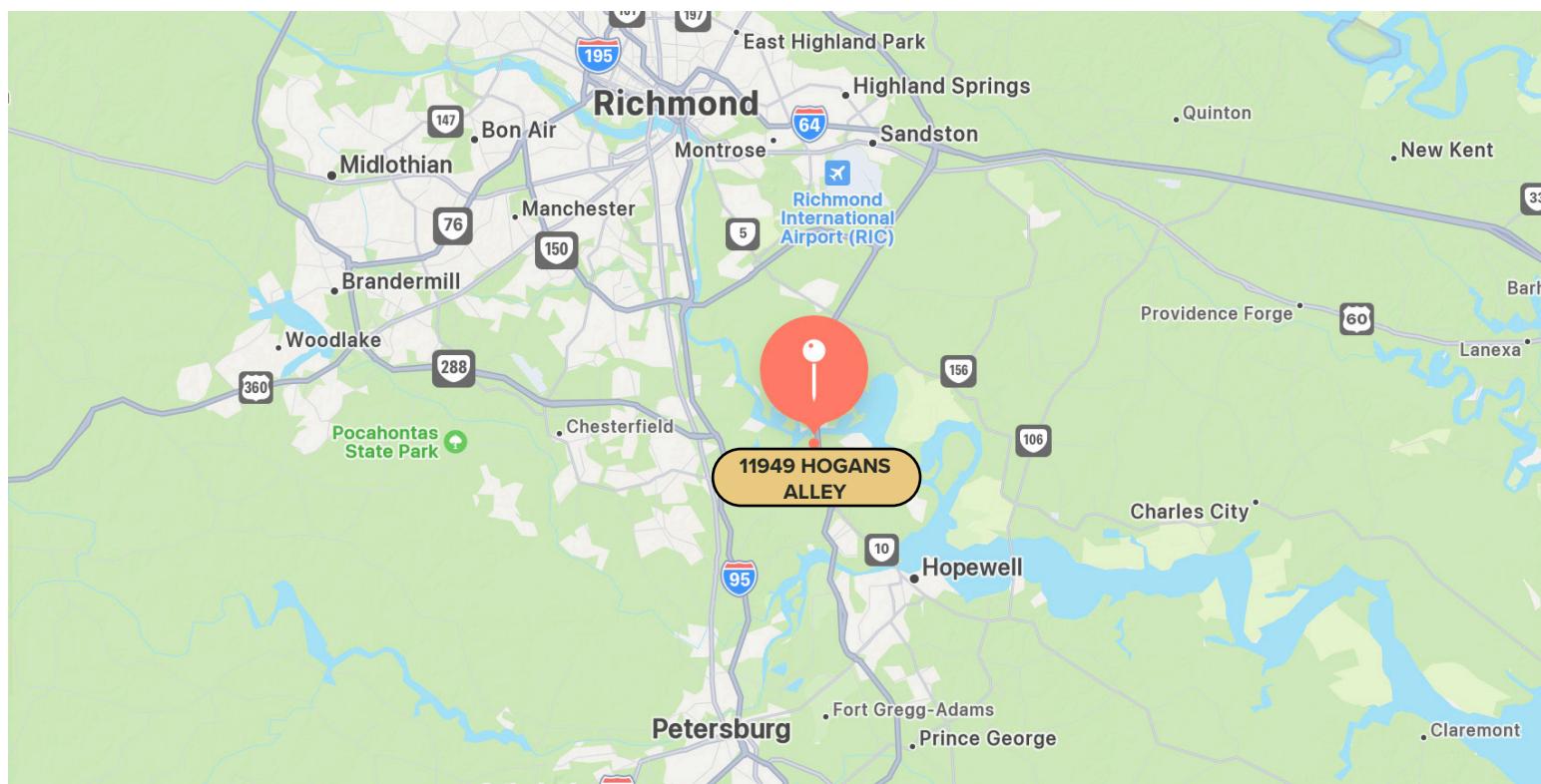
The property sits adjacent to Chesterfield county's latest park project located along the James River. The property includes a 7500 SF steel building and is ready for development into a profitable storage business. Currently access exists through the River's Bend neighborhood but will soon be moved to a private drive from a new county road being constructed into the park. Once complete the public will be able to access the facility.

Market comparables show indoor storage bays renting for roughly \$395/ month per spot and outdoor spaces renting for \$100/ month. Don't miss this opportunity to develop a high demand business for the River Bend community and greater Chester region!

PHOTOS



LOCATION





ONE SOUTH COMMERCIAL is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.

MEET YOUR AGENT



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