



TURN-KEY MEDICAL OFFICE

6200 STATION DR, BEALETON, VA 22712

OFFERED AT \$2,100,000

FOR MORE INFORMATION
CRES Inc. | Commercial Real Estate Services |
540.878.1211 | INFO@CRESINC.US





PROPERTY DESCRIPTION

This 0.85-acre commercial property is improved by a 6,000-square-foot medical office building, ideally located just off US-17 and Station Drive. Zoned C-1, the site offers excellent visibility and accessibility in a growing corridor. The building features a highly functional medical layout, including 10 exam rooms (one configured as a procedure room), four offices, a lab/X-ray room, eight storage closets, a break room, three bathrooms, and a welcoming waiting area. Supported by 45 dedicated parking spaces, the property provides ample convenience for staff and patients. Currently leased through 2028, it offers stable income and a turnkey investment opportunity—ideal for both investors and future owner-users.

PROPERTY HIGHLIGHTS

- Ample On-Site Parking — 45 dedicated parking spaces provide convenience for staff, patients, and visitors.
- Turnkey Medical Office Opportunity — Fully built-out and operational medical office space, ready for continued use with minimal upfront investment.
- Stabilized Investment with Income in Place — Currently leased through 2028, providing immediate cash flow and long-term income stability.

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	0.85 Acres
Building Size:	6,010 SF

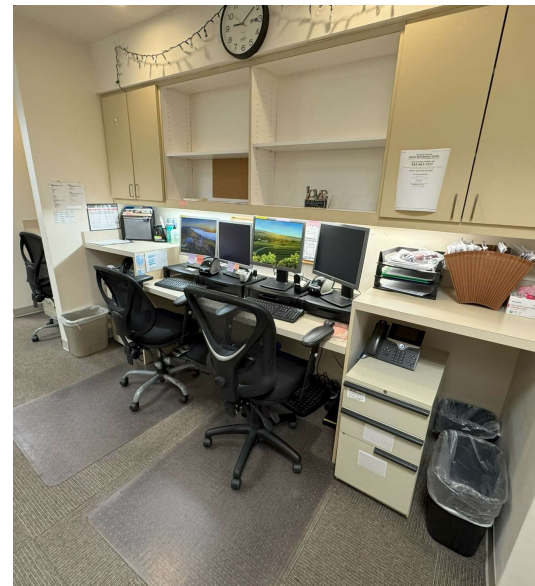
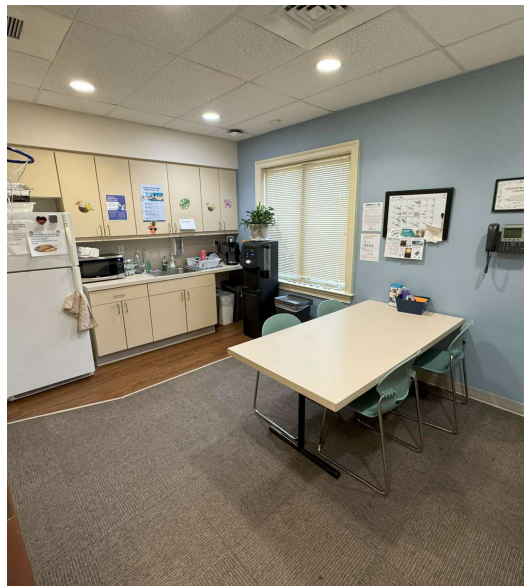
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	428	1,398	2,643
Total Population	1,349	4,334	7,961
Average HH Income	\$111,317	\$106,141	\$99,181

CHRIS BERNARD **BILL CHIPMAN**

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President/Owner
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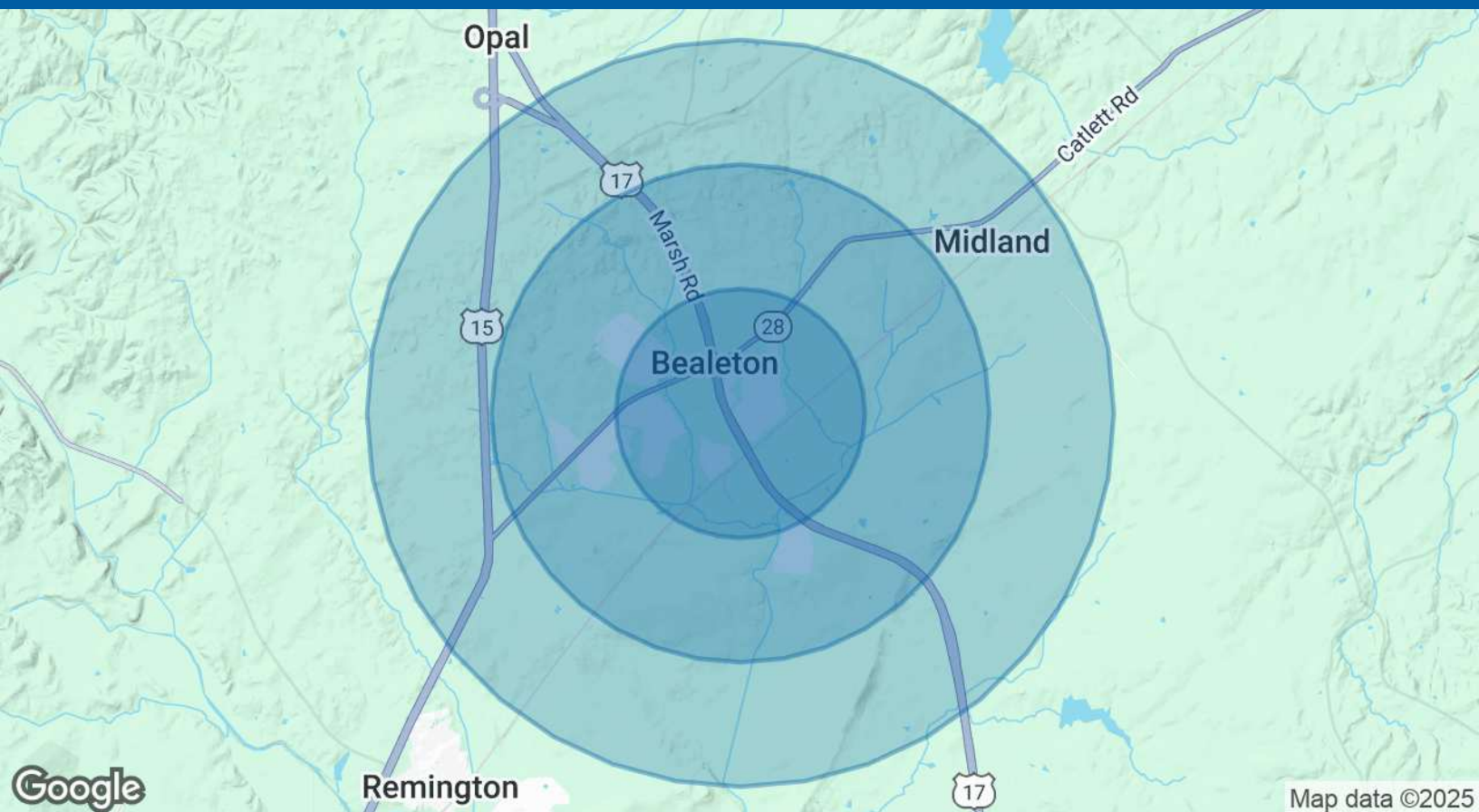




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CHRIS BERNARD **BILL CHIPMAN**
Senior Associate President/Owner
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,349	4,334	7,961
Average Age	33.4	33.9	33.9
Average Age (Male)	33.6	33.8	33.7
Average Age (Female)	32.6	33.3	33.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	428	1,398	2,643
# of Persons per HH	3.2	3.1	3.0
Average HH Income	\$111,317	\$106,141	\$99,181
Average House Value	\$293,019	\$289,228	\$294,561

2020 American Community Survey (ACS)