

Prime Healthcare Investment

8679 Pocahontas Trail, Williamsburg, VA 23185



Property Details

- The Space: **44,543 SF** Building.
- The Capacity: **110 Beds** (Private & Semi-Private layouts).
- **Built in 2004** (Major infrastructure upgrades completed in 2018).



Listing Represented By

Nicholas Becerra

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THE INVESTMENT

\$8,950,000

(\$200.93 / SF)

- With nearly **7.5 acres**, the expansive lot provides a serene environment for residents and **potential for future campus expansion**.



Clinical & Operational Readiness

- Thoughtfully **designed with secured corridors** perfectly for Memory Care, high-acuity Behavioral Health, or Detox programs.
- **Save millions on capital expenditures with heavy lifting already completed.**
- **Advanced Safety Systems:** Equipped with an institutional-grade **nitrogen-gas fire suppression system** (2018).

Zoning & Strategic Versatility

- Current zoning is fully approved for **Assisted Living, Nursing Homes, and Medical Office operations**.
- A "**Substance Abuse Recovery Center**" application is currently in-process



Investment Advantage

- **Attractive financing options** are available for qualified purchasers.
- **Positioned perfectly** within the high-growth **Williamsburg** medical corridor.
- **Immediate ROI Potential:** Move-in ready status allows operators to begin licensing, staffing, and generating revenue.



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