



## Customer Long



MLS#: **2504495** Status: **Active** List/Lse Price: **\$695,000**  
 Cat: **Commercial** Area: **62**  
 Cn/Cty: **Chesterfield**  
 Address: **611 Research RD**  
 P.O.: **North Chester** State: **VA** Zip: **23236-394**  
 Yr Blt: **1971/Actual** Lot: **2**  
 Availability Typ: **Sale**

Recent Change: 02/24/2025 : NEW Listing : I->ACT

### Property Information

PID: **743-70-75-97-800** Location Desc:  
 Legal: **60 WEST COMM PLAZA L2BK G SE C**  
 Property Desc: **611 Research Road offers 4,680 SF of flexible office, retail, and warehouse space in a well-maintained, single-story building. Featuring multiple suites with private entrances, the property is ideal for an owner-occupant business or multi-tenant use. Recent upgrades include a new roof (2019) and four HVAC units (2020). The building features a brick and metal façade, four separate meters, and two bathrooms per suite. A prime opportunity with strong rental potential in a high-demand market.**

### Property Type Information

Industrial Typ: **Flex Space, Office Showroom, Warehouse** Office Type: **Office Building, Office-Warehouse**  
 Retail Type: **Free-Standing Building, Retail-Commercial** Shop Cntr Typ:  
 Agricult Type: Hospitality Type:  
 Land: Mul Fam Type:  
 Mobile Hm Typ: Sport/Ent Type:

### Lease Only Information

Lease Type: Lease Price Term: **Year**

Space#	Suite#	SqFt Avl	Sublet	Date Avail	Ann Lse Rt	Lse Amt Mo	Lse Amt Yr	Lease Type	Term	Min SqFt	Max SqFt	NNN Ex
1	611	4,680		02/24/2025	15.00	5,850	70,200	Modified Gro	24	4,680	4,680	

Desc: **entire building**  
 Type: **Flex, retail or office space with storage area**

Addt Contacts:

### Other Sale/Lease Information

Disabled Access: <b>No</b>	Signage Incl: <b>No</b>	Sprinklered:
Possible Use: <b>Office warehouse Retail</b>	Enterprise Zn: <b>No</b>	Tot Bldg Sqft: <b>4,680</b>
Elevator: <b>No</b>	Total # Units: <b>4</b>	Federal Tax Cr Elig: <b>No</b>
Storage:	# Prk Spaces:	# Covered Spaces:
Rentable Sqft: <b>4,680</b>	Column Spacing Ft:	Ceiling Height:
# Levels: <b>1.00</b>	Dock High:	Total # Dock High:
# Uncvrd Park: <b>20</b>	Total # at Grade:	Ramp:
Clr Ceiling Ht Ft:	Railroad Front:	RailRd Siding Poss:
At Grade:	Air Description:	Lot Dimensions: <b>112 x 130</b>
Total # of Ramps:	Land Area:	Land Area Type: <b>Acres</b>
Air:	Soil:	
Acres: <b>0.39</b>	Land Frntg Ft:	Current Zoning: <b>C5</b>
Txabl Acres:	Conserv Prgm:	Conservation Type:
Building Class:	Crane Clr Undr Hk:	Tonnage:
Potential Zon:	Anchored:	Length of Term: <b>12</b>
Cranes:	Assd Land:	Assd Imprvmt:
Rail:	Assd Year:	Possession: <b>At Closing</b>
Time Remaining: <b>0</b>		
Total Assmt: <b>\$0</b>		

### General Information

Remarks: **Versatile Office, Retail & Warehouse Property – 4,680 SF at 611 Research Road an excellent opportunity for businesses and investors alike, this well-maintained 4,680 SF single-story commercial building offers flexible office, retail, and warehouse spaces. With multiple suites and private entrances, it's ideal for a variety of business operations or multi-tenant configurations. The property is move-in ready, providing a blank canvas for an owner-occupied business or new tenants. Property Highlights: Total Space: 4,680 SF of flexible office, retail, and warehouse areas Adaptable Layout: Multiple suites with private entrances, perfect for single or multiple tenants Exterior Features: Modern brick and metal façade with a brick rear exterior Recent Upgrades: Roof replaced in 2019 Four HVAC units replaced in 2020 Utilities: Four separate meters for efficient tenant management Amenities: Each suite includes two bathrooms Opportunity: Owner-Occupant Potential: Perfect for businesses seeking a prime location with the flexibility to occupy part or all of the building Rental Income Potential: The flexible layout allows for multiple leasing options, offering strong rental income prospects in a high-demand market This solid, well-maintained property offers the perfect**

**opportunity for an owner-occupant business or investor looking to capitalize on strong rental potential in a desirable commercial location.**

Prop Highlights: **Versatile Office, Retail & Warehouse Property – 4,680 SF at 611 Research Road Opportunity for owner occupied businesses and investors alike**

Directions: **Conveniently located on the corner of Research Rd and Research Ct between Midlothian Tpk and Southlake Blvd**

*Mortgage Information Disclaimer: Any mortgage information contained herein is provided for informational purposes only and is not to be relied upon. The Agent/Brokerage supplying this information is not a mortgage lender. Please contact the lender directly to learn more about its mortgage products and eligibility for such products.*

**Sale Only Information**

Cap Rate %:	Cap RateType:	Csh Flow Typ:
Cash on Cash%:	% Occupied: <b>0</b>	Tenancy: <b>Multiple</b>
Grs Rnt Mult:	Net Lease:	Int Rate %:
Amort # Yrs:	Proposed Equity:	# Rooms
# Mobile Hms:	# Vacant Sites:	Site Size:
# of Wells:	Loan Can be Payed <b>No</b>	Ownership: <b>Investment</b>
	Off Y/N:	

**Sale/Lease Feature Information**

Heating/Cooling:	<b>3 or More Zones</b>	Sewer:	<b>Septic - Conventional</b>
Bldg Cond:	<b>Good</b>	Doors:	<b>Other</b>
Exterior:	<b>Brick, Metal/Vinyl</b>		
Water Source:	<b>Public Water</b>	Other Retail Info:	<b>Lease Terms</b>
Roof:	<b>Flat</b>	Road Type:	<b>County Maintained Road</b>
Loading:		Other Off Info:	
Topography:	<b>Level</b>		

**Sale Only Feature Information**

Sale Terms:		Drainage:	<b>Average</b>
Irrigation:	<b>None</b>	Fence Condition:	<b>N/A</b>
Fence Type:		Actual Debit Serv:	
Sched Gross:		Sched Gross Type:	
Effective Gross Operating Expenses:		Net Op Incm:	
NetOp Type:		Pre Tax Cash Flow:	