

7383 POLE GREEN DRIVE

MECHANICSVILLE, VA 23116 | MLS #: 2219234

\$949,000 | 3 BEDS | 1 BATHROOMS | OFF STREET CAR PARKING | 1188 SQUARE FEET



View Online: <http://7383polegreenroad.homeis4sale.com>
For Instant Photos: Text 548574 To 415-877-1411

Great Investment Opportunity!! Amazing Location with Great Visibility and the potential for multi-use, commercial development. Currently Zoned A-1, but fast growing Commercial Area. County Comprehensive plan shows this area & surrounding parcels to be eligible & designated to be rezoned to mixed use, and/or commercial. This is a corner lot at Pole Green & Commonwealth Park Dr. opposite corner of Sheetz & in front of the ABC distribution center. The home itself is in good condition if someone wanted to keep it and convert to office space. Lots of updates/upgrades inside, electric updated & new HVAC just a couple yrs ago. Tax says 2 BR, but it's 3. Detached 2 Car Garage with workshop as well.

- Great Investment Property in Amazing Location
- Great Visibility and Potential For Multi-Use, Commercial in Fast Growing Commercial Area
- County Comprehensive Plan Shows This Area and Surrounding Parcels to be Eligible and Designated to be Rezoned for Multi-Use and/or Commercial
- Corner Lot at Pole Green Road and Commonwealth Park Drive, Opposite Corner of Sheetz and in front of ABC Distribution Center
- 3 Bedroom, 1 Bath Home is in Good Condition for Keeping or Convert to Office Space
- Lots of Updates and Upgrades Inside, Electric Updated and New HVAC just a couple Years Ago
- Detached 2-Car Garage with Workshop
- Tax says 2 Bedroom, but actually 3



AGENT INFORMATION

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ABOUT LORI BRADLEY

In Real Estate since 1994 and have seen many different types of markets. Buyer's markets, Seller's markets, the good, busy markets, & the "not-so-good" slow markets. The economy & housing industry trends will continually move and have their ups and downs. What never changes is knowing and understanding what works in Real Estate, and always providing the utmost in Customer Service!<...

□ □ Disclaimer: All information deemed reliable but not guaranteed.