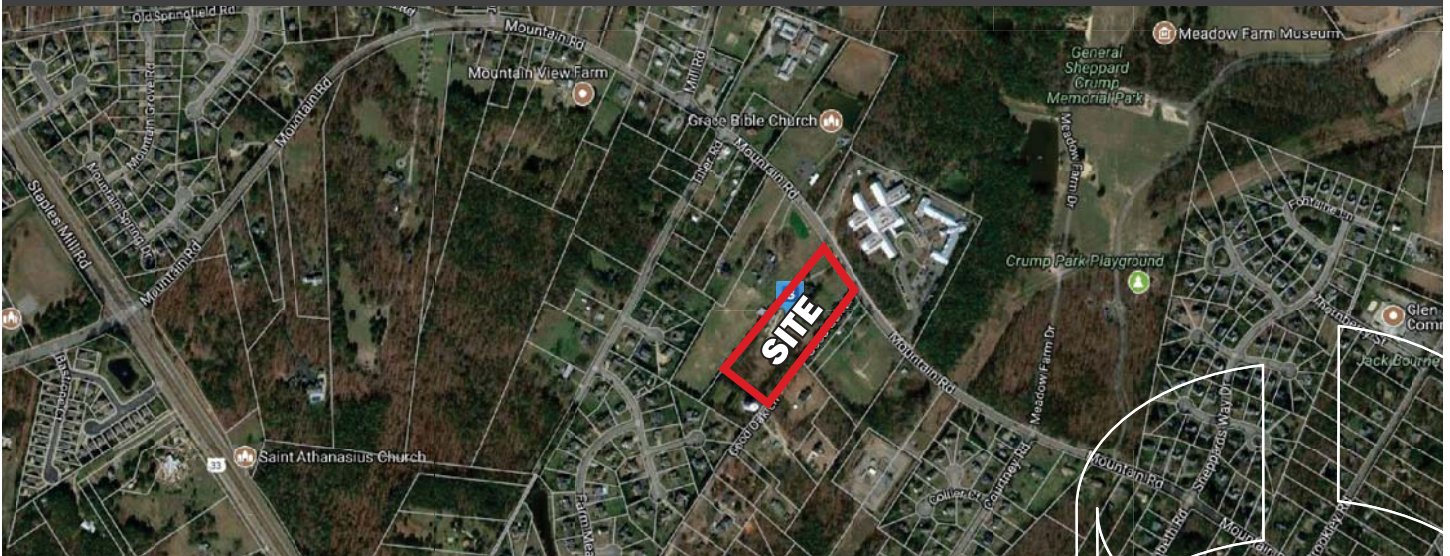




COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



FOR SALE

3717 Mountain Road | Glen Allen, VA 23060



Sam Worley

T 804-433-1813

E sworley@commonwealthcommercial.com



Ryan Fanelli

T 804-400-6163

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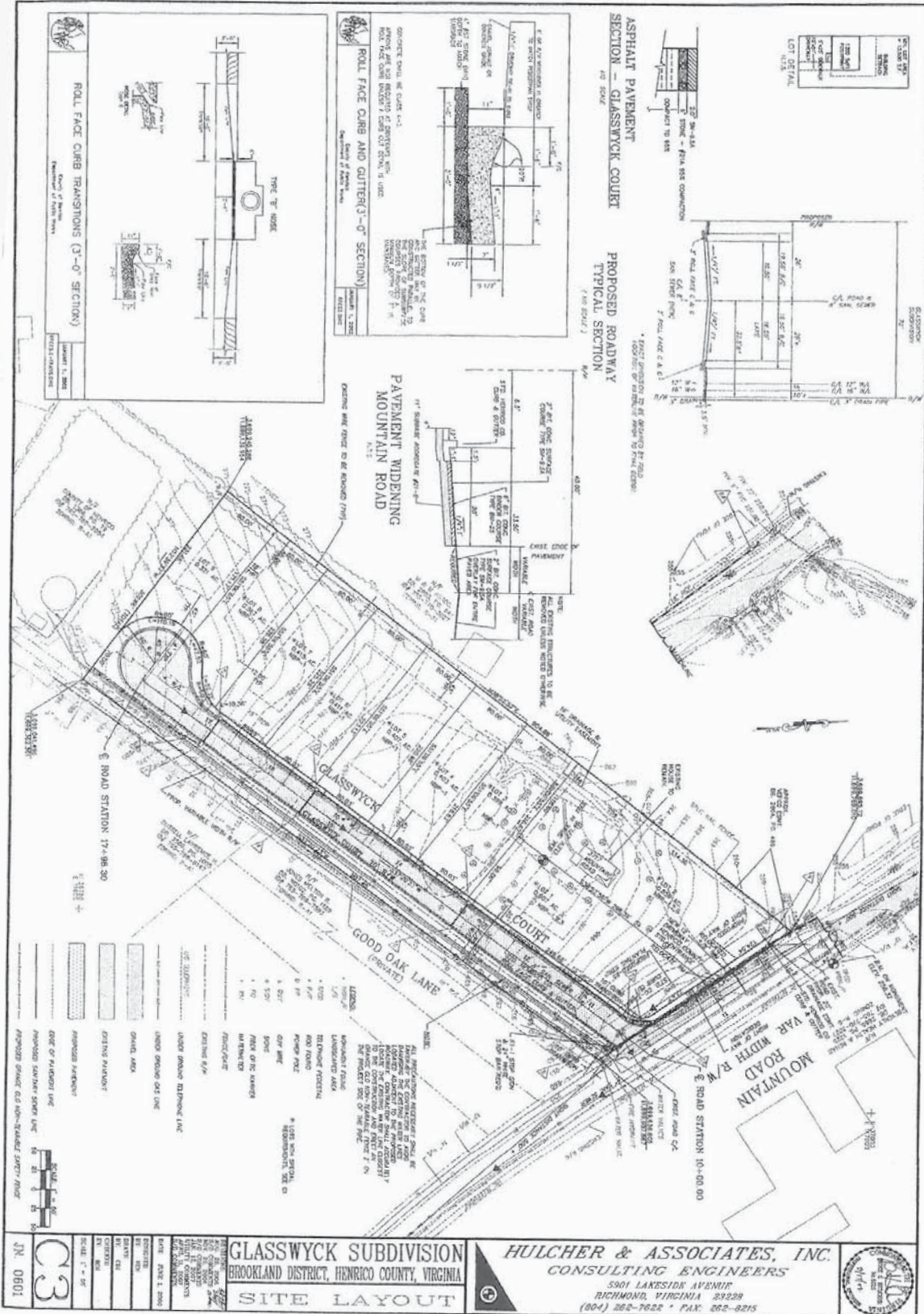
Features

- Property: Glasswyck - 5.7± Acres at the corner of Mountain Road and Good Oak Lane in Glen Allen. Property is currently improved with one single family home which must remain per the zoning case.
- Zoning: R-2AC allowing development of 8 single family lots and retaining existing home
- Location: Across from Crump Park near Staples Mill Road and I-295
- Remaining Improvements: Construction plans approved in 2007 and valid until 2020 per county letter. Erosion control bond in place.
- Utilities: Public water and sewer. Water in Mountain Road. Sewer in Crump Park (County owned).
- Architecture: Per zoning case
- Courthouse Info: Last sold in 2005 for \$500,000. Existing house is 2,020 SF built in 1916. Property assessed at \$539,100.
- Schools: Henrico County—Glen Allen Elem., Hungary Creek Middle, Glen Allen High
- Market: New home sales in Meredith Branch Estates averaging \$566k on \$173k lots.
- Rezoning Conditions: See case. No cash proffers. 2,000/2,500sf minimum house, brick to grade, irrigation, paved drive, 2-car garage, 12" brick returns.
- Parcel Conditions: Barn and workshop on property. Property currently leased—see agent for tour instructions.
- Price: \$650,000 with current approvals
- Sale Terms: Seller will wait on rezoning. See agent for pricing.

MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060 MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.



GLASSWYCK SUBDIVISION
 BROOKLAND DISTRICT, HENRICO COUNTY, VIRGINIA
SITE LAYOUT

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 CONSULTING ENGINEERS
 5901 LAKESIDE AVENUE
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