

For Sale or Lease: School

Location: Goochland County (Richmond), VA

Price: ~~\$4,395,000~~ Lease Rate: \$18.50 PSF, Net

Uses Possible: Professional Offices - Services Building

Medical Offices - Rehabilitation Centers

All Types of Educational Facilities



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Rudlin Torah Academy 12285 Patterson Avenue, Goochland County (Richmond), VA

The Owner is relocating and offering this attractive property for sale or lease. The ability to reconfigure and/or repurpose the existing building, expand it by $\pm 10,000$ square feet plus an additional 2 – 3 buildable acres, along with a wide variety of possible conditional uses supported by special exemption, make this an extremely flexible opportunity.

Location Highlights

- Approximately 20 acres
2-3 more acres buildable
- 49 Parking Spaces
- Median Cut on Patterson Avenue
- 2 Miles East of Route 288
- Across from West Creek and new HCA Complex
- 18,000 CPD on Patterson Ave
- All Utilities, including Sewer, to Site

Building Highlights

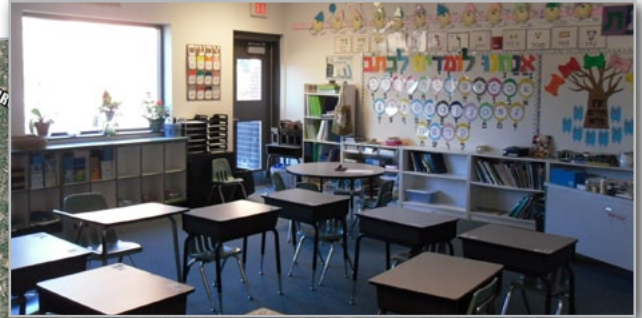
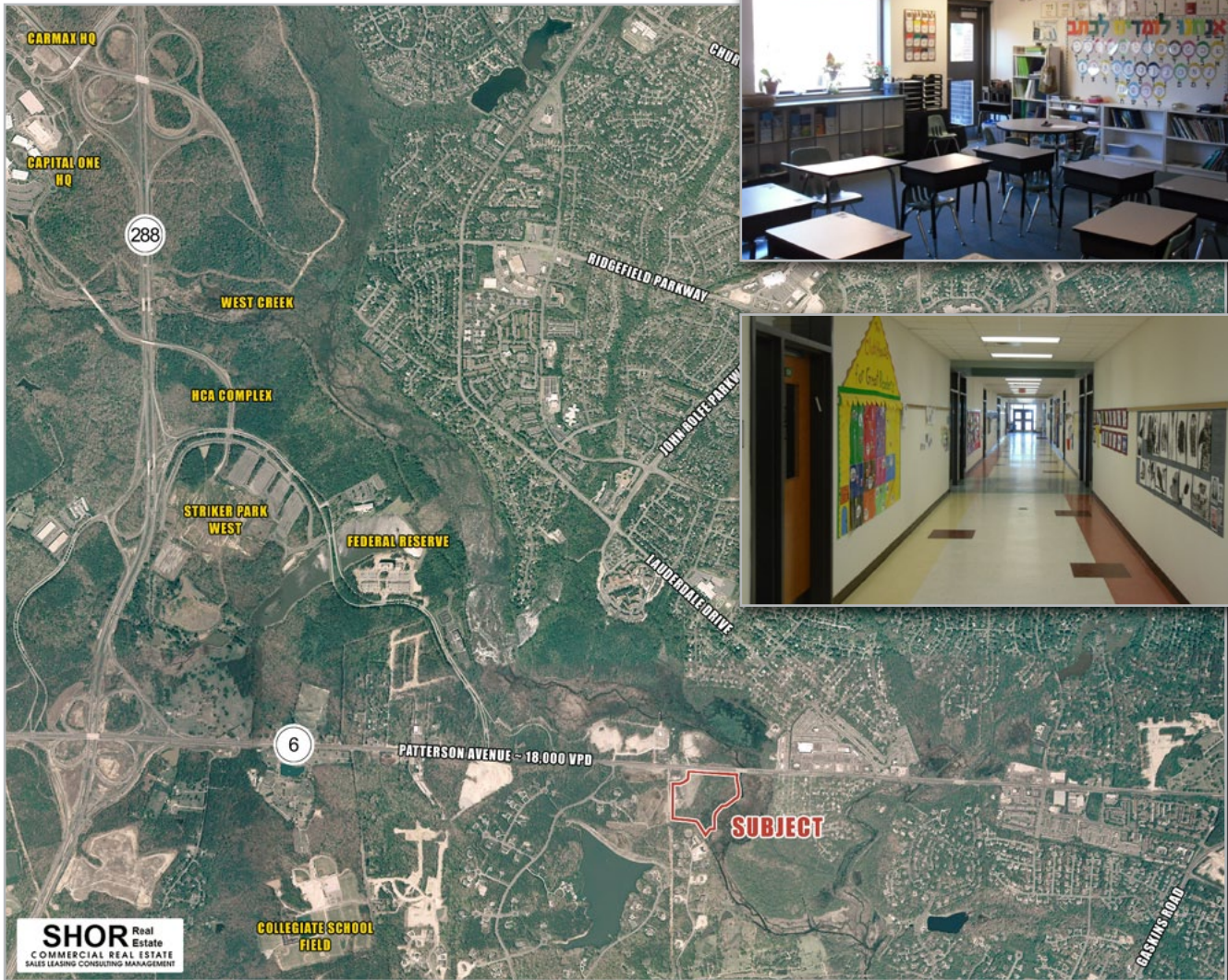
- 17,250 Square Feet
Expandable by $\pm 10,000$ SF
- Steel Frame with Brick on Block Construction, Membrane Roof
- Built in 2002
 - 14 Classrooms
 - Library
 - Multipurpose Gym
 - Kitchen

Zoning – Use Highlights

Uses by Permit Could Include:

- Schools, Places of Worship
- Child Care and Senior Day Care
- Medical and Professional Office
- Clinics and Outpatient Care
- Senior and Assisted Living
- Community and Cultural Centers
- Athletic Fields and Venues

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