

# Clay Suites - Investment Sale

## Fully Leased Creative Office in Scotts Addition


EXCLUSIVE LISTING

# FOR SALE



## 3117 WEST CLAY STREET

RICHMOND, VA 23230

 **\$5,200,000**

### PROPERTY HIGHLIGHTS

- ✓ 7.2 Cap Rate on In-place NOI
- ✓ 30 Parking Spaces
- ✓ Excellent Tenant Mix
- ✓ Beautiful Renovation

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## One South Commercial is pleased to present for sale the office building located at 3117 West Clay Street.

Take advantage of this incredible opportunity to buy a cash flowing asset at an attractive cap rate in the heart of Scotts Addition. Current ownership renovated the property in 2020 and has been fully occupied with a stable tenant base ever since.

All leases are NNN protecting the new owner from increased cost or tax assessments. Rents are arguably below market for this location with excellent parking.

Opportunities like this don't come around often.

### QUICK FACTS

**ADDRESS** | 3117 West Clay Street,  
Richmond, VA 23230

**PID** | N000-1712-003

**ZONING** | M-1

**LOT SIZE** | 0.4 AC

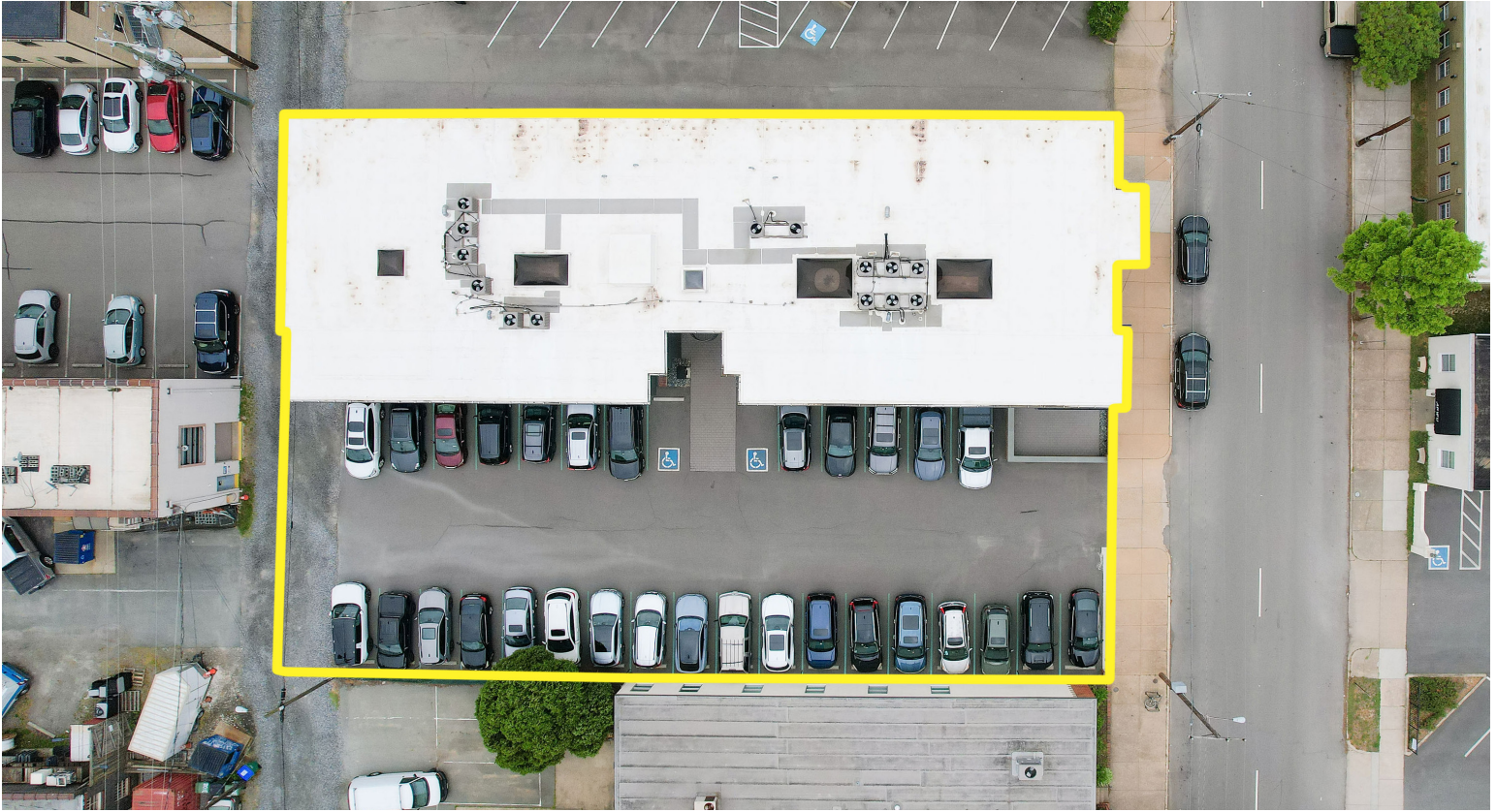
**GBA** | 14,039 SF

**YEAR BUILT** | 1969

**RENOVATED** | 2020

**PRICE** | \$5,200,000





## LOCATION



# SCOTT'S ADDITION

Scott's Addition is one of Richmond's most vibrant and rapidly evolving neighborhoods, known for its dynamic blend of historic charm and modern innovation. Once an industrial district, it has transformed into a thriving hub for creative businesses, award-winning breweries, popular restaurants, luxury apartments, and boutique fitness studios. The area's adaptive reuse of historic warehouses and factories has attracted a diverse mix of tenants—from tech startups and design firms to retail brands and entertainment venues—making it a sought-after destination for both locals and visitors.

With excellent access to I-95, I-64, and the Downtown Expressway, Scott's Addition offers unbeatable connectivity while maintaining a walkable, energetic urban atmosphere. Its proximity to the Fan, Museum District, and Downtown Richmond further enhances its appeal. Whether you're an investor, business owner, or developer, Scott's Addition represents a prime opportunity to be part of Richmond's continued growth in one of its most desirable and forward-thinking neighborhoods.



**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.



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