

**RED
OAK
REALTY**



2 17TH STREET, RICHMOND

For Sale: Richmond Warehouse With Heavy Power

- Building size: approx 8,534 sf, lot size: approx 11,248 sf (both per public records)
- Wood- framed industrial warehouse with metal exterior
- Large, fenced yard
- Two grade- level roll-up doors
- 800amp 3-phase power
- Two mezzanine levels of approximately 804sf and 1,344sf (per appraisal)
- One mezzanine level has a buildout with a full kitchen, bathroom, and recreational space
- Various equipment/fixtures available to be included in the purchase
- RM2 Zoning
- Grandfathered industrial use per city of Richmond, the continuous use by occupancy allows for flexible industrial uses - buyer to investigate

New Price: \$1,625,000

Offered at ~~\$1,800,000~~

2-17thSt.com



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*Site plans and office sf measurement by Baja Mechanical Inc. owned by the seller. Listing agent has not verified the accuracy of this information. Buyer must conduct their own investigation with the city and appropriate professionals and rely solely on that investigation.



