

# Historic Industrial Gem Near VCU Campus

Rare Opportunity | 4,500 Square Foot Warehouse | Prominent Location

EXCLUSIVE LISTING

**FOR  
SALE**



20 08  
**ONE SOUTH  
COMMERCIAL**

**306 GILMER ST**

RICHMOND, VA 23220

 **\$825,000**

## PROPERTY HIGHLIGHTS

**PID** | N0000350016

**ZONING** | B-4

**LOT SIZE** | 0.1039 AC

**GLA** | 4,500 SF

**YEAR BUILT** | 1924

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## Discover a unique opportunity to own a versatile 4,500-square-foot historic industrial building in the heart of Richmond, Virginia.

Located along the GRTC Pulse bus line and on the doorstep of Virginia Commonwealth University (VCU), this property offers exceptional accessibility and visibility. With many similar structures no longer standing, this authentic industrial space offers a unique chance for an owner-user to establish a business while securing a valuable asset for future redevelopment.

### Property Highlights:

- **Size:** 4,500 square feet of adaptable space.
- **Ceiling Height:** 14 feet on the south side, sloping to 12 feet on the north side.
- **Access:** Two roll-up doors facilitate easy loading and unloading.
- **Zoning:** Designated as B-4 Central Business District, permitting a diverse range of uses including:
  - *Retail & boutique storefronts*
  - *Creative office or co-working space*
  - *Breweries, cafés, and restaurants*
  - *Art galleries, studios, and maker spaces*
  - *Residential or mixed-use redevelopment*



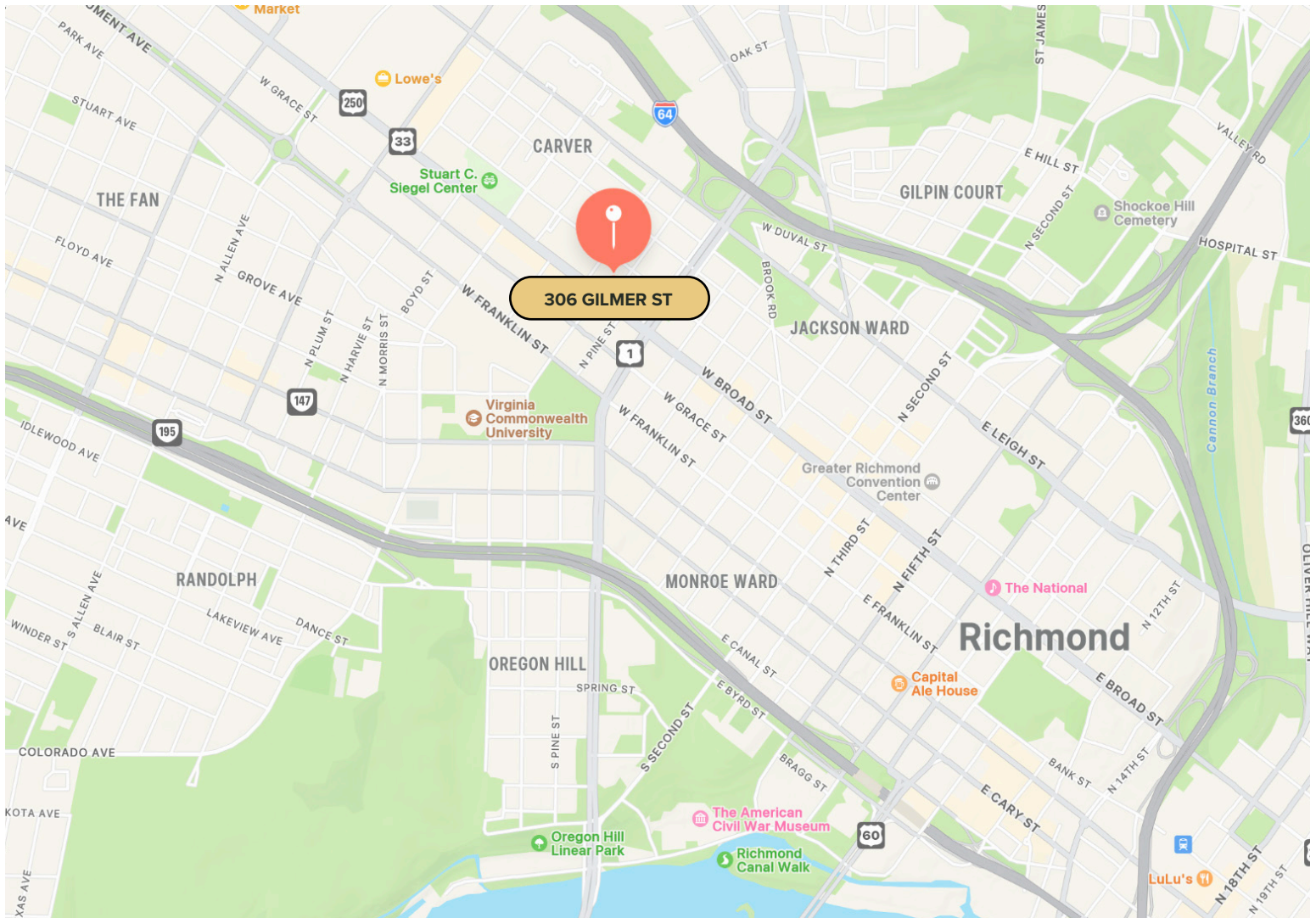
### Location Advantages:

- **Transportation:** Situated on the GRTC Pulse bus line, ensuring convenient public transit options.
- **Proximity to VCU:** Close to Virginia Commonwealth University, offering access to a vibrant community and potential customer base.
- **Accessibility:** Easy access to major thoroughfares, enhancing connectivity to the broader Richmond area.
- **Future Redevelopment Potential:** With Richmond's ongoing urban revitalization, this property holds significant long-term value for adaptive reuse, mixed-use conversion, or redevelopment.

This property presents an excellent opportunity for investors or business owners seeking a distinctive space with historical charm. These buildings are becoming increasingly scarce, making this a unique chance to secure a piece of Richmond's industrial past with the flexibility to shape its future.







## CARVER

Carver is a vibrant and rapidly evolving neighborhood in Richmond, Virginia, offering a dynamic mix of historic charm and modern development. Located just north of Broad Street and adjacent to VCU's expanding campus, Carver is a prime location for businesses seeking high visibility and accessibility. The area has seen significant revitalization, with beautifully restored row houses, new mixed-use developments, and a growing population of young professionals and students. With its close proximity to downtown, thriving local businesses, and strong community appeal, Carver presents an exceptional opportunity for investors and entrepreneurs looking to establish a presence in one of Richmond's most promising districts.



**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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