

EXCLUSIVE LISTING

Owner occupant/Investment opportunity

Flex office space in a stellar location with abundant parking

FOR SALE



2211 DICKENS ROAD

RICHMOND, VA 23230

 **\$2,300,000**

PROPERTY HIGHLIGHTS

- ✓ **B-2 ZONING**
- ✓ **70 PARKING SPACES**
- ✓ **FANTASTIC LOCATION**

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2211 DICKENS ROAD OFFERS AN INVESTOR OR OWNER OCCUPANT AN IDEAL LOCATION IN THE HEART OF METRO RICHMOND.

The building is currently leased to short term tenants with rents that are significantly below market giving an investor the opportunity to achieve strong returns in the short term by raising rents and ultimately redevelop or renovate in the long term to take advantage of the Genworth headquarters redevelopment across the street.

Demand in the Richmond area is extremely strong for these smaller office and flex spaces. There is currently one 4,000 SF vacancy.

This is also a great opportunity for an owner occupant to control their destiny while receiving rental income from other tenants.

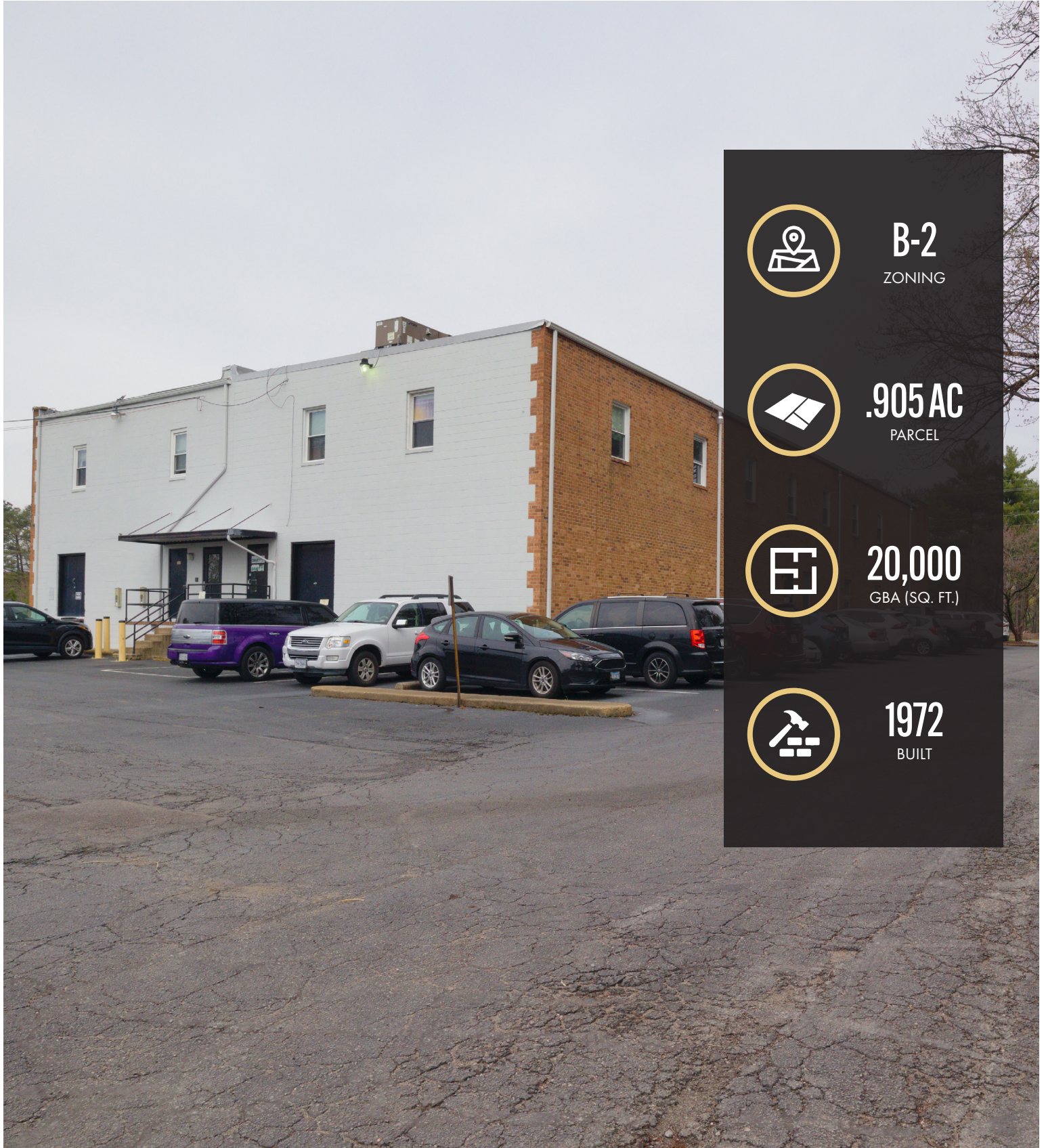
The mid-century style building is approximately 20,000 square feet with an all brick façade and black glass windows. The property enjoys plentiful off- street parking for tenants and guests. The location is on Dickens Road one block off West Broad Street and one-half mile from the Interstate 64 interchange.

The property sits right across the street from the former Genworth headquarters which is in the process of being redeveloped as a mixed-use destination by Greenberg Gibbons.



PROPERTY INFO

ADDRESS	2211 Dickens Road Richmond, VA 23230
PID	769-743-9164
ZONING	B-2
GBA	20,000 SF
CONSTRUCTED	1972, addtion in 1979
LOT ACRES	0.905 AC
PARKING	70 spaces
ASKING PRICE	\$2,300,000



B-2
ZONING



.905 AC
PARCEL



20,000
GBA (SQ. FT.)



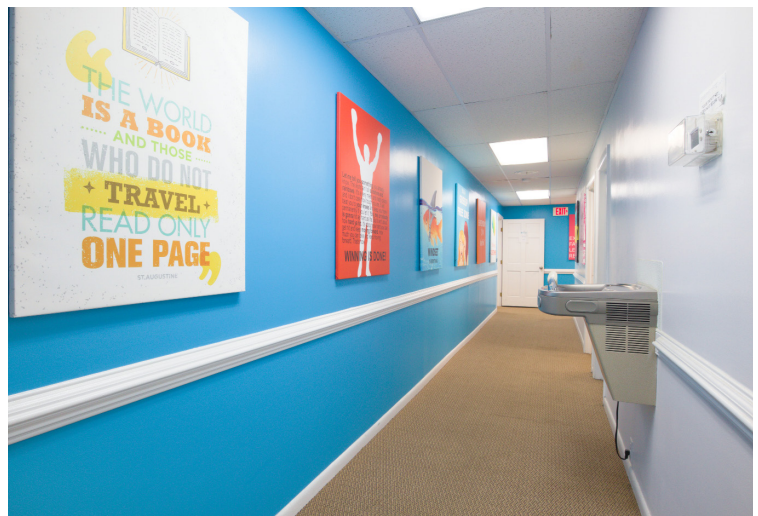
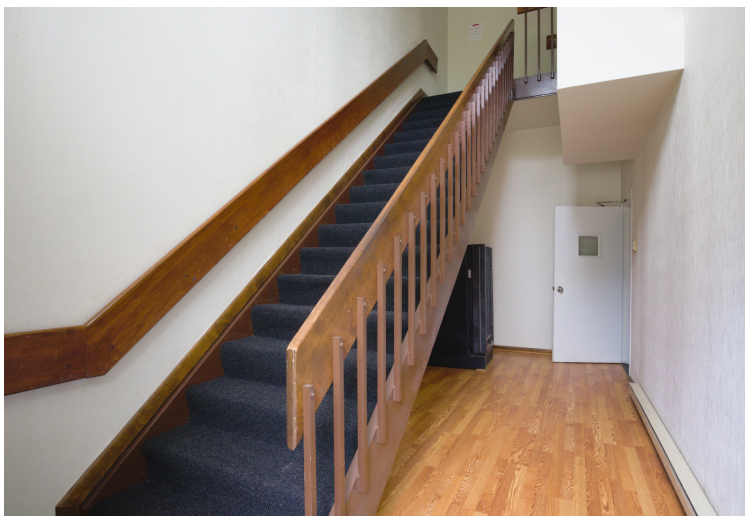
1972
BUILT



2211 Dickens Rd

Genworth Retail is a highly anticipated mixed-use development coming to Richmond, promising a dynamic blend of retail, dining, and community spaces. Conveniently located near 2211 Dickens Road, this project will enhance the area's commercial appeal and provide a vibrant hub for businesses and visitors alike.

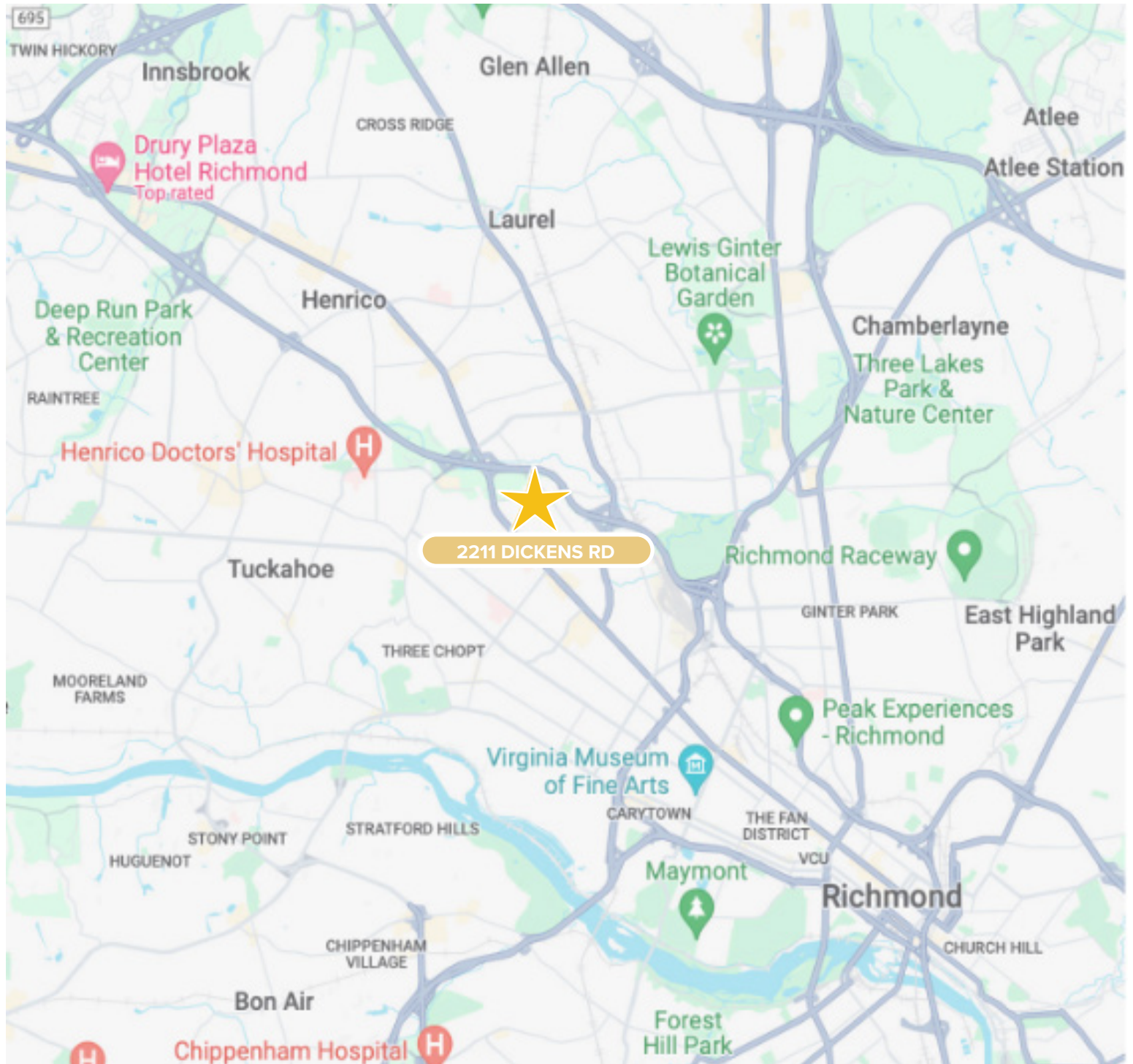
The proximity of 2211 Dickens Road offers an exceptional opportunity to benefit from the increased foot traffic and modern amenities that Genworth Retail will bring to the neighborhood.







LOCATION



Reynolds Crossing embodies the essence of modern urban living, offering a dynamic and thriving community where residents can live, work, and play with ease. Its combination of convenience, amenities, and vibrant atmosphere make it a sought-after destination in Richmond, Virginia.



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.

MEET YOUR AGENTS



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