

Specialty Property | For Sale

CBRE

# 1307 Lakeside Avenue

± 26,073 SF Owner Occupant Opportunity

1307 Lakeside Avenue  
Richmond, Virginia 23228  
[cbre.com/richmond](http://cbre.com/richmond)





1307 Lakeside Avenue  
Richmond, Virginia 23228





26K

Total Available Square Footage

R-4

Zoning

1965

Year Built

## Property Overview

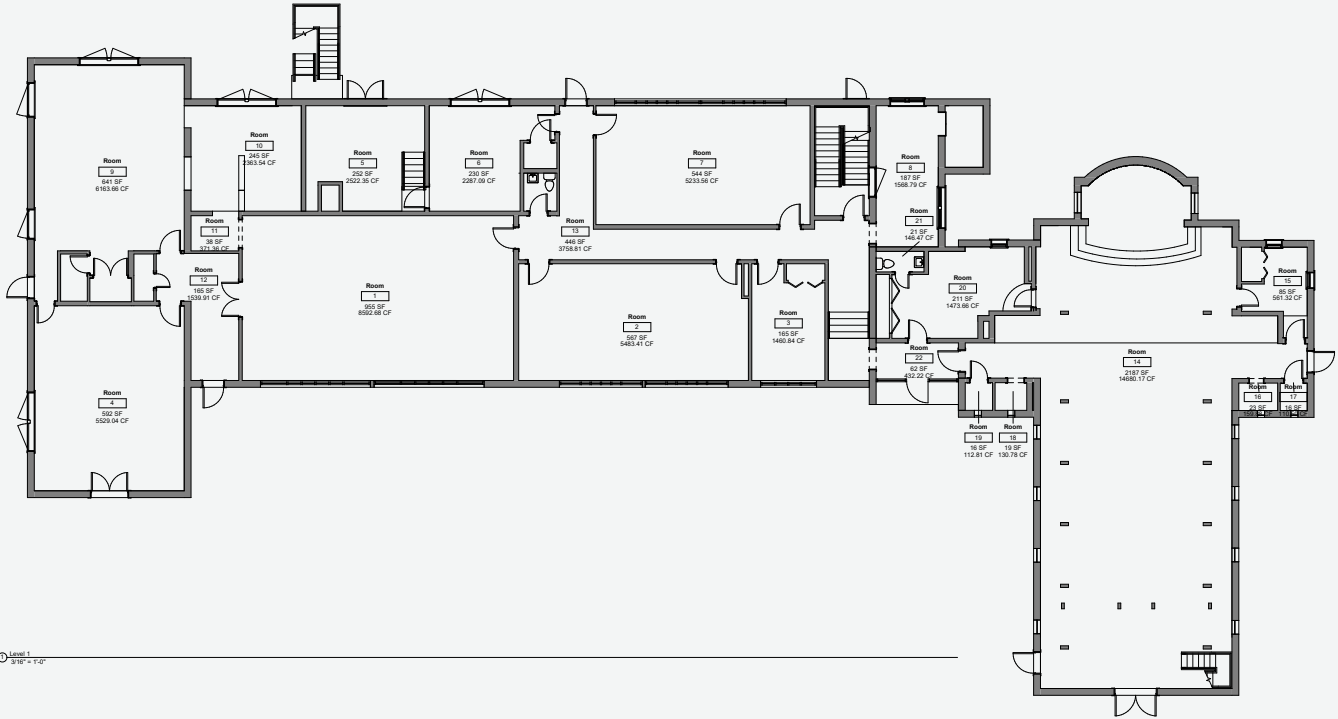
1307 Lakeside Avenue is a ±26,073 SF specialty property on ±6.3 acres, currently occupied by the Comboni Missionary Sisters Convent. Situated in the Lakeside submarket, this tranquil location includes walking paths and is close to notable landmarks like the Lewis Ginter Botanical Gardens and the Belmont Golf Course. The property has recently been approved for conversion into a children's residential facility. It includes four buildings: a main house with a chapel and an elevator-served dormitory/classroom, a commercial kitchen, dining and laundry rooms, a truck-height dock with a small warehouse/workshop, a standalone office/kitchen building, and a small storage building. Additionally, the site has 1-2 acres available for potential future development and is located 1.2 miles from I-95.



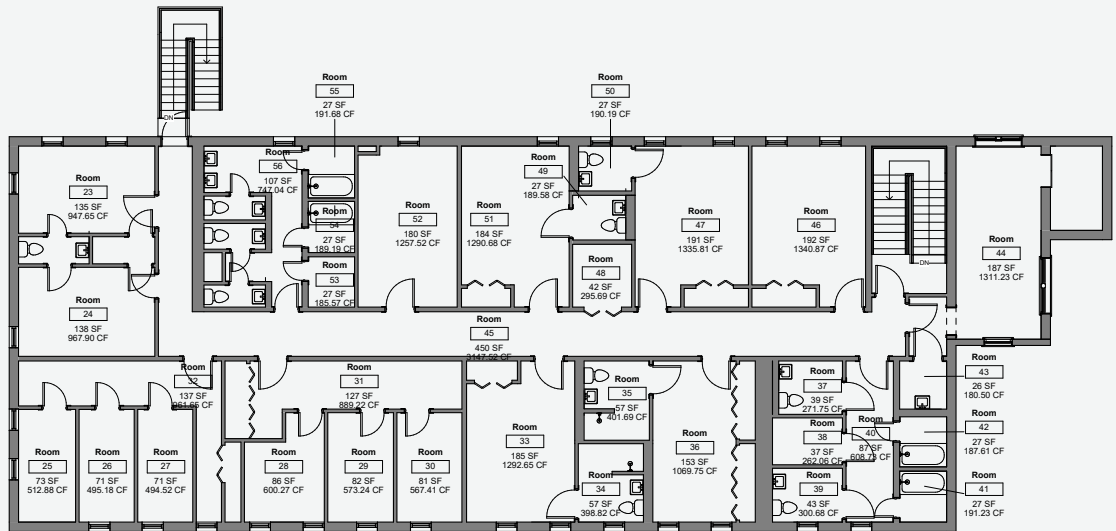
<b>Property Address</b>	1307 Lakeside Avenue, Richmond, VA 23228
<b>Building Size</b>	±26,073 SF (Including 4 Main Buildings)
<b>Land Area</b>	±6.3 Acres
<b>Zoning</b>	R-4
<b>Approval</b>	Conditioned Use Permit For a Children's' Residential Facility
<b>Campus Features</b>	Playgrounds, walking paths, and a chapel with stainless glass seating 150-200
<b>Main Building</b>	Recently renovated, including a commercial kitchen, laundry room, gathering rooms, and a loading dock
<b>Storage</b>	Basement offers over 3,000 sq ft of storage with 7'8" ceiling height
<b>Main Entrance House</b>	Occupied by Sisters of Comboni, 3,549 sq ft with an additional 1,000+ SF basement, will be vacant upon sale
<b>Asking Price</b>	\$3,100,000

# Building Floor Plans

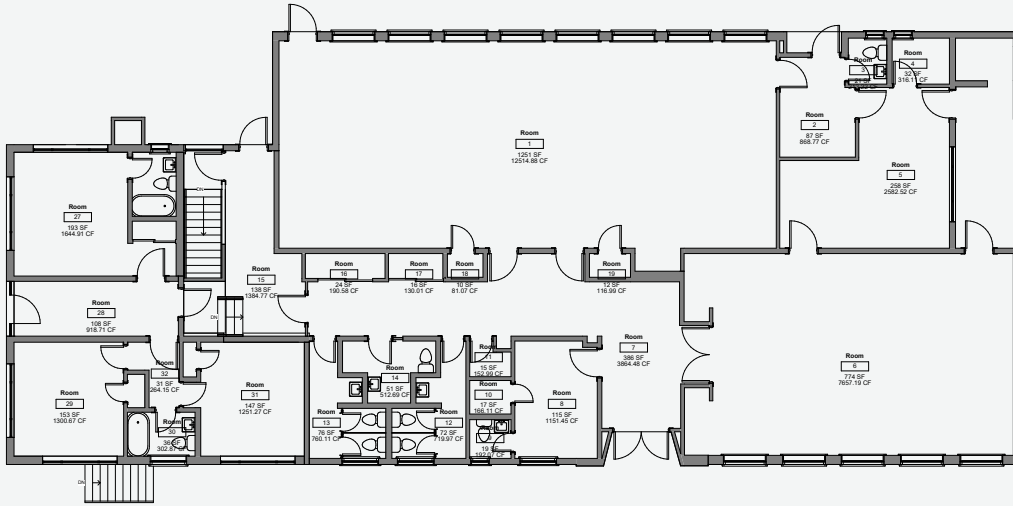
## 1ST FLOOR | DORMS



## 2ND FLOOR | DORMS

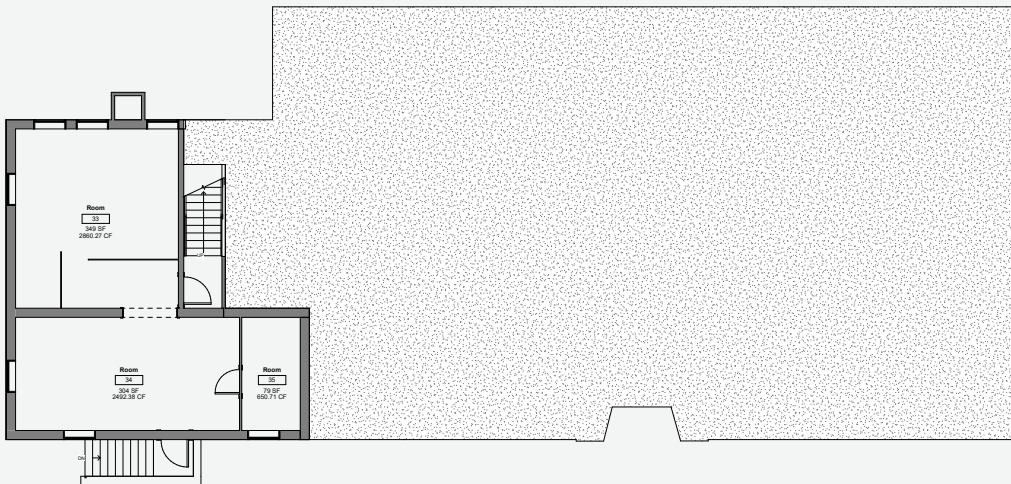


## 1ST FLOOR | SCHOOL



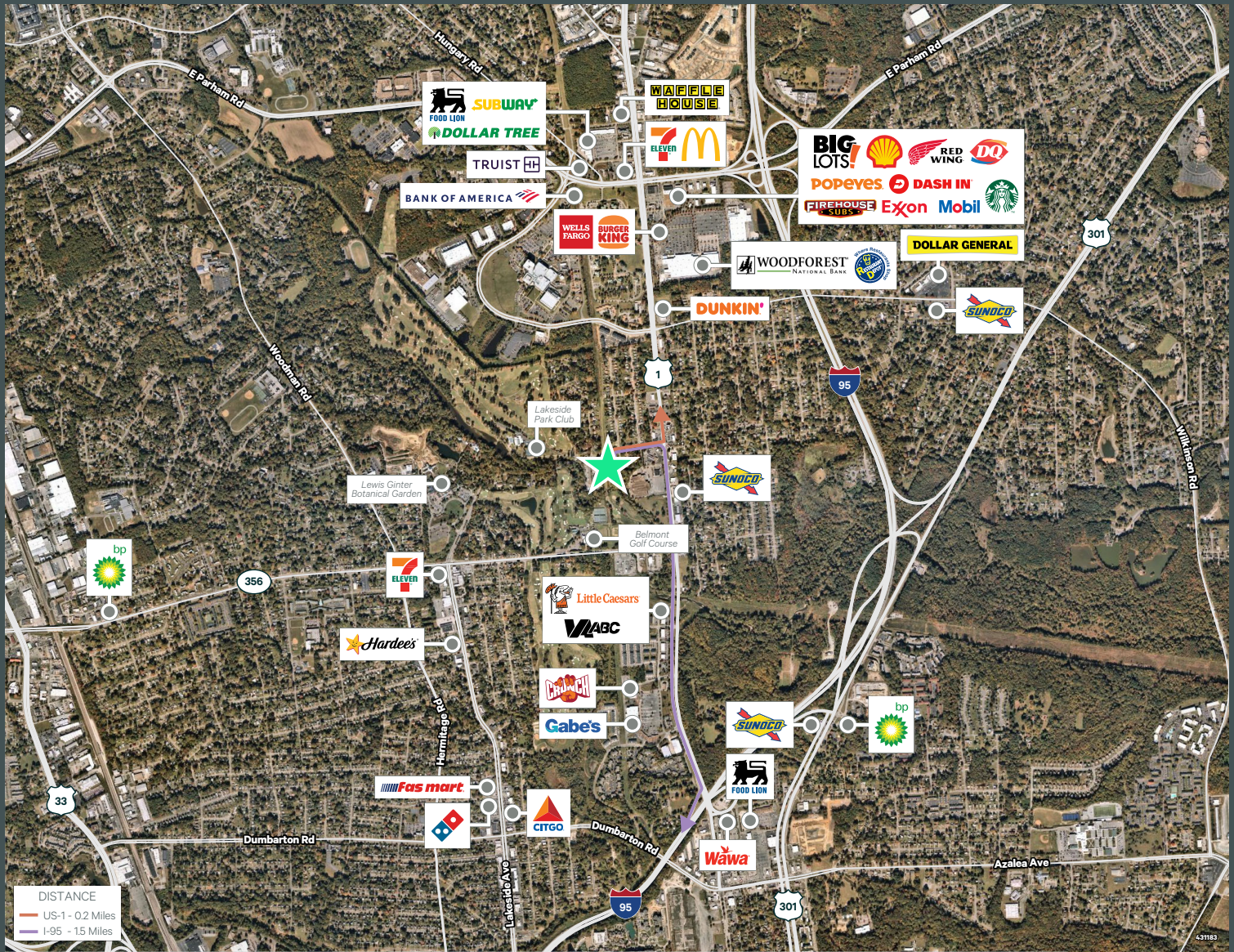
Level 2  
SF = 120

## 2ND FLOOR | SCHOOL



Level 1  
SF = 120





## Contact Us

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