

Shockoe Bottom Commercial + Apartment

EXCLUSIVE LISTING


FOR SALE



20 08
ONE SOUTH
COMMERCIAL

1814 E FRANKLIN ST

RICHMOND, VA 23223

 **\$825,000**

PROPERTY HIGHLIGHTS

- ✓ 2,265 PARCEL SF (0.05 AC)
- ✓ 3,784 BUILDING SF
- ✓ 2 STORIES
- ✓ GROUND LEVEL COMMERCIAL
- ✓ SECOND LEVEL APARTMENT
- ✓ 1919 CONSTRUCTION

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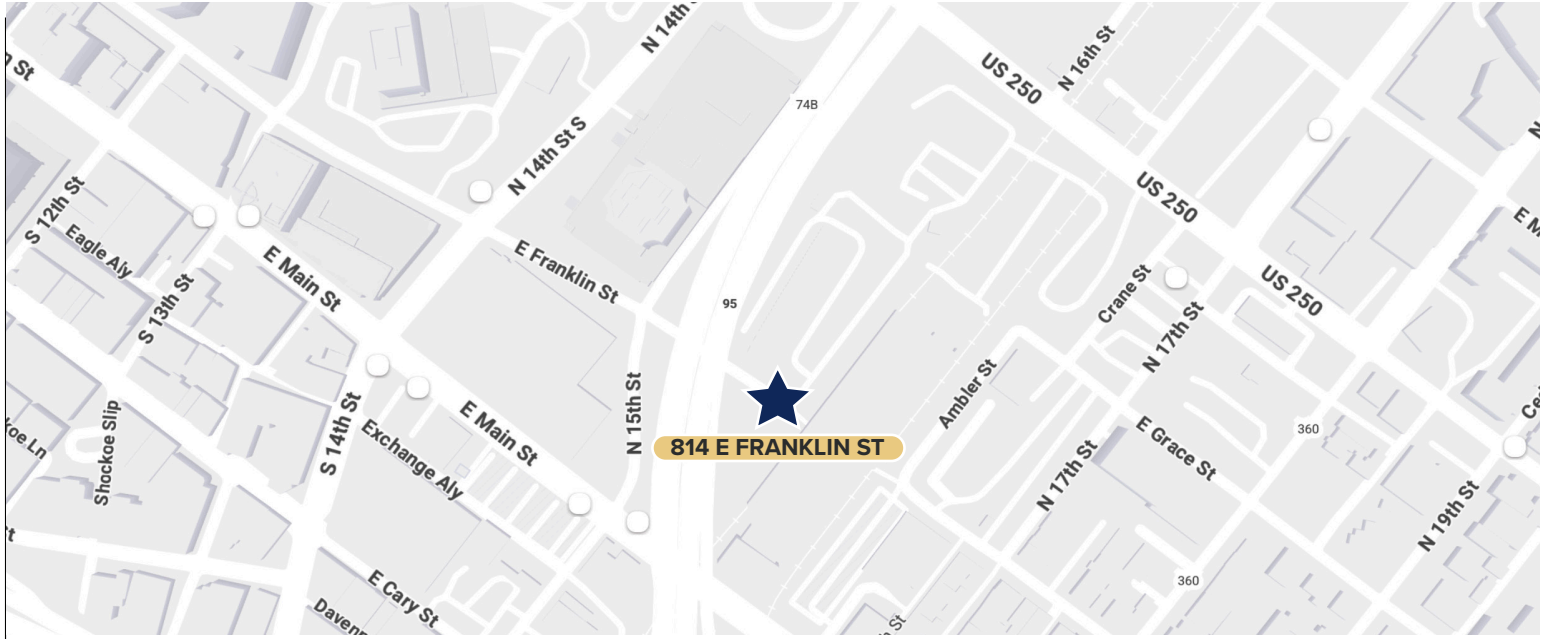
Mixed Use Shockoe Bottom Building Perfect for Investor or Owner/Occupant

Shockoe Bottom is one of Richmond’s oldest and most historic neighborhoods. In recent years, this neighborhood has undergone tremendous revitalization. Now, 1814 East Franklin St sits at the center of a lively business and entertainment district that is home to some of the area’s most well-known shops and restaurants. But in addition, Shockoe Bottom is also a popular residential area for those who choose an urban lifestyle where they can combine the best aspects of city-living.

Within walking distance to Richmond’s iconic Main Street Station and the 17th St Farmer’s Market, this property features a ground-level commercial space with large storefront windows facing East Franklin Street. The completely renovated secondfloor apartment offers two bedrooms, two bathrooms, open floor plan, exposed brick walls, and hardwood flooring. Large windows also provide ample natural lighting. These outstanding features make 1814 East Franklin St perfect for an investor or owner/occupant interested in the Shockoe Bottom area.

| QUICK FACTS | |
|-------------|------------------------------------------|
| ADDRESS | 1814 E Franklin St Richmond, VA 23223 |
| PID | E0000131041 |
| ZONING | B-5 Central Business |
| LOT SIZE | 0.05 AC |
| GBA | 3,784 SF |
| YEAR BUILT | 1919 |
| SALE PRICE | \$825,000 |





SHOCKOE BOTTOM

Shockoe Bottom is one of Richmond's oldest and most historic neighborhoods. Today, as a center for lively businesses and entertainment venues, Shockoe Bottom is home to some of Richmond's most well known shops and restaurants. In addition, Shockoe Bottom is also a popular residential area for those who choose an urban lifestyle where they can combine the best aspects of city-living.

Richmond's iconic Main Street Station and the 17th St Farmers Market are famous landmarks in this neighborhood. The central business district, VCU Medical Center, and VA Bio+Tech Park are also within walking distance of this neighborhood. This proximity to some of the region's largest employers and institutions makes Shockoe Bottom a popular residential area for students and young professionals. This demand can be seen in the number of new and renovated multifamily residential units that have been constructed in the past 20 years. Former tobacco warehouses have been converted to join new construction in providing some of the City's most distinctive urban apartments.

Historically the hub for Richmond's shipping and commerce, the area played a major role in trade throughout the 18th and 19th centuries. Until the end of the American Civil War in 1865, this commerce included the human trade as Shockoe Bottom was the second largest slave trading center in the U.S. In 2007, a 15-foot, half-ton bronze sculpture named the Richmond Slavery Reconciliation Statue was unveiled as part of the Richmond Slave Trail to raise awareness and increase informational accuracy about Richmond's role in the slave trade. This memorial sits not far from the former slave market in Shockoe Bottom.



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 AGENT



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