

**FOR
SALE**

GREAT LOCATION!

Industrial/Flex

1004 N. Sheppard Street | Richmond, VA 23230



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › Scott's Addition flex building for sale
- › Building is leased until August 2026 at \$2,500/mo. NNN
- › 1,801± SF with dimensions of 27' x 65'
- › 0.042± SF lot
- › Zoned TOD-1
- › Built in 1944
- › **Sale Price: \$529,995**

FOR MORE INFORMATION:

RYAN FANELLI

Senior Vice President | Partner

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COLTON KONVICKA

Senior Vice President

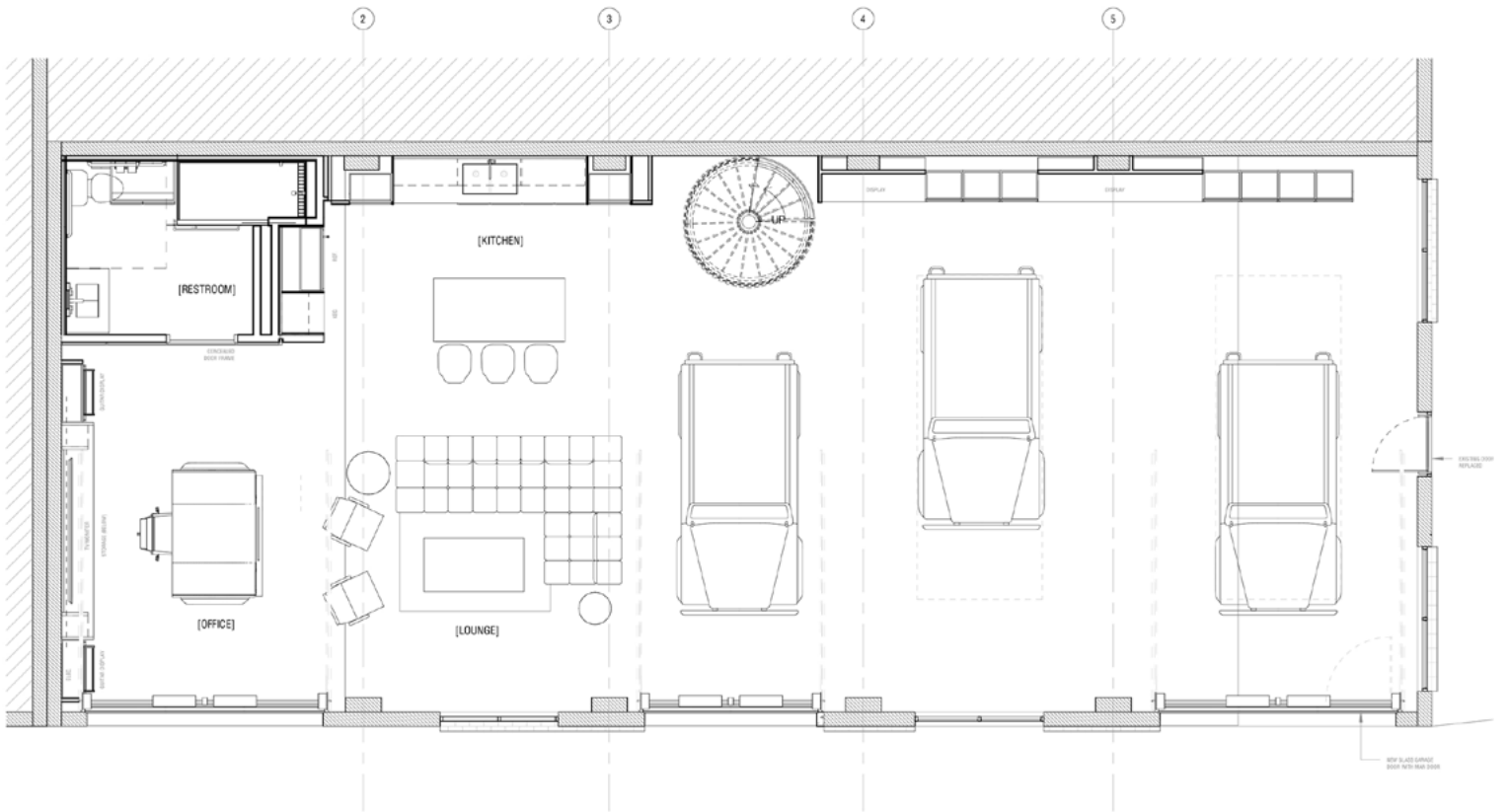
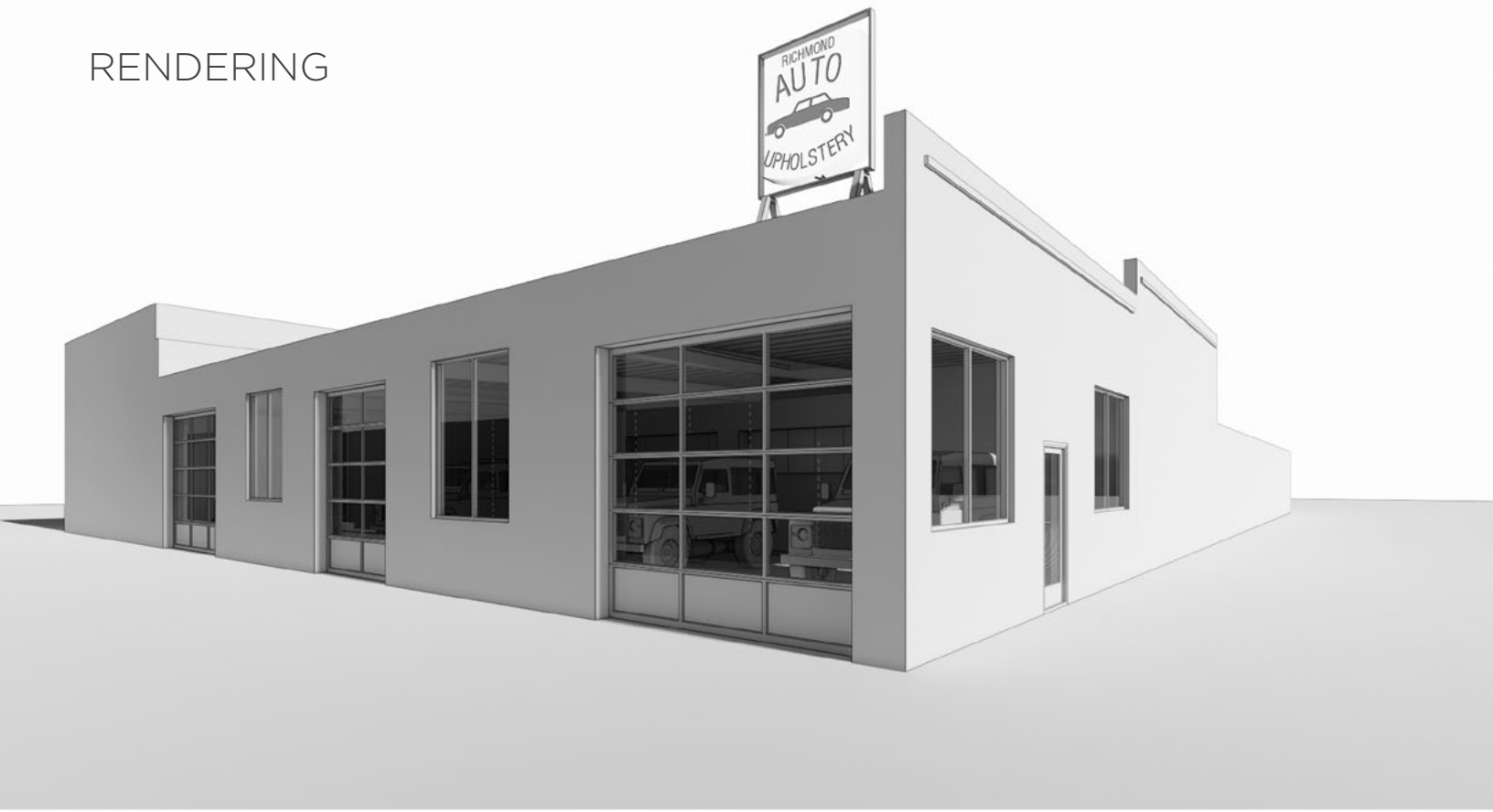
804-324-7209

ckonvicka@commonwealthcommercial.com

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	119,521	269,637	689,751
AVERAGE HH INCOME	\$110,391	\$100,422	\$110,936
DAYTIME EMPLOYEES	112,222	181,470	360,513

Commonwealth Commercial Partners, LLC represents the Seller of this property. Information contained herein is deemed reliable but is not guaranteed.

RENDERING

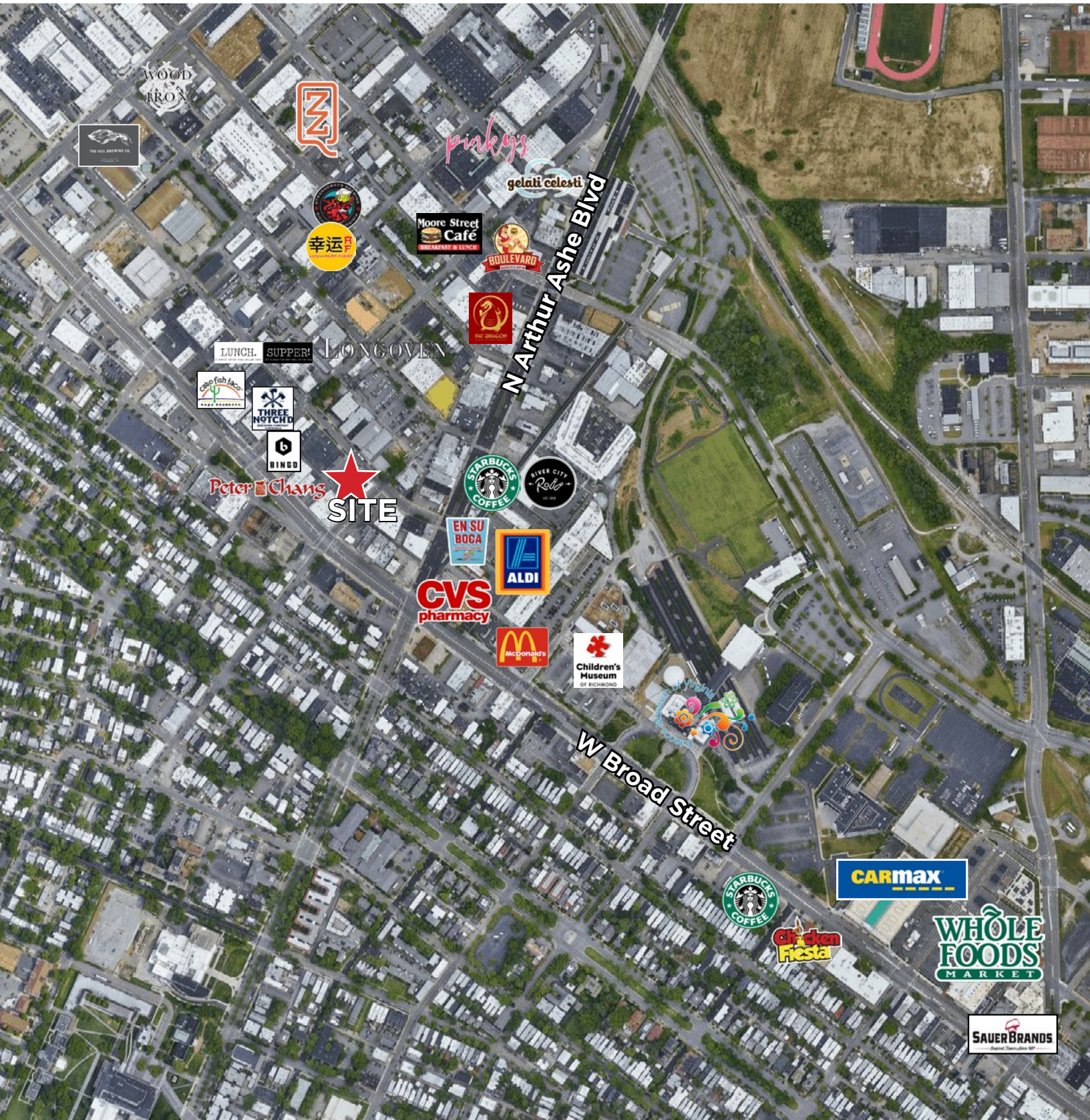


PROPOSED FLOORPLAN



FOR SALE | 1004 N. SHEPPARD STREET | RICHMOND, VA 23230

LOCATION IS EVERYTHING



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