

Stabilized 8-Unit Apartments with Upside

Fully Occupied, Renovated Units, Rent Growth Potential

**FOR
SALE**



2000 LAMB AVE

RICHMOND, VA 23222



**ONE SOUTH
COMMERCIAL**

 **\$1,275,000**

PROPERTY HIGHLIGHTS

- ✓ **STRONG HISTORICAL OCCUPANCY**
- ✓ **6 OF 8 UNITS RENOVATED**
- ✓ **OFF-STREET PARKING**

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2000 Lamb Avenue presents a compelling opportunity to acquire a stabilized, value-add multifamily asset in an improving Richmond submarket. The property consists of eight (8) apartment units and has strong historical occupancy, offering immediate cash flow with upside remaining.

Ownership has completed substantial capital improvements, including full renovations of six (6) of the eight units, exterior painting, window replacement as needed and paving of the rear parking lot, significantly reducing near-term capital expenditure needs. The renovated units feature modern finishes in the kitchen & bathroom and in-unit washer and dryers, a highly desirable amenity that supports strong tenant demand and retention.

Despite the recent improvements, the property still offers a clear value-add opportunity through the renovation of the remaining two units. Additionally, current rents remain slightly below market, providing investors the ability to capture further upside through strategic rent growth as units turn and market conditions continue to strengthen.

Located in an area of Richmond that continues to see reinvestment and neighborhood improvement, 2000 Lamb Avenue benefits from solid fundamentals, strong occupancy, and long-term appreciation potential. This asset is well suited for investors seeking a balance of stable income today with meaningful upside tomorrow.

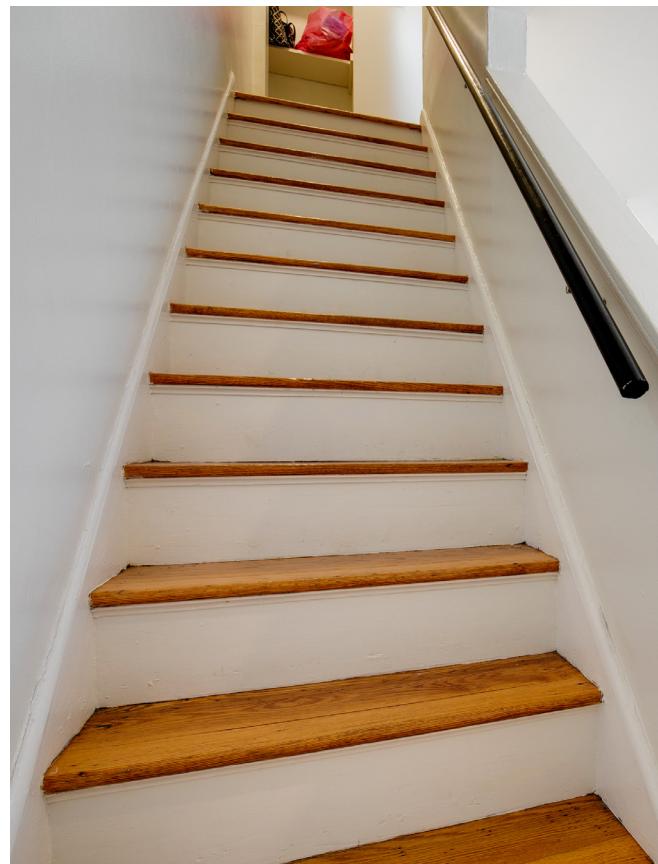
QUICK FACTS

ADDRESS	2000 Lamb Ave, Richmond, VA 23222
PID	N000-0409-003
ZONING	R-53
LOT SIZE	0.2405 AC
GBA	5,692 SF
YEAR BUILT	1969
PRICE	\$1,275,000

PHOTOS



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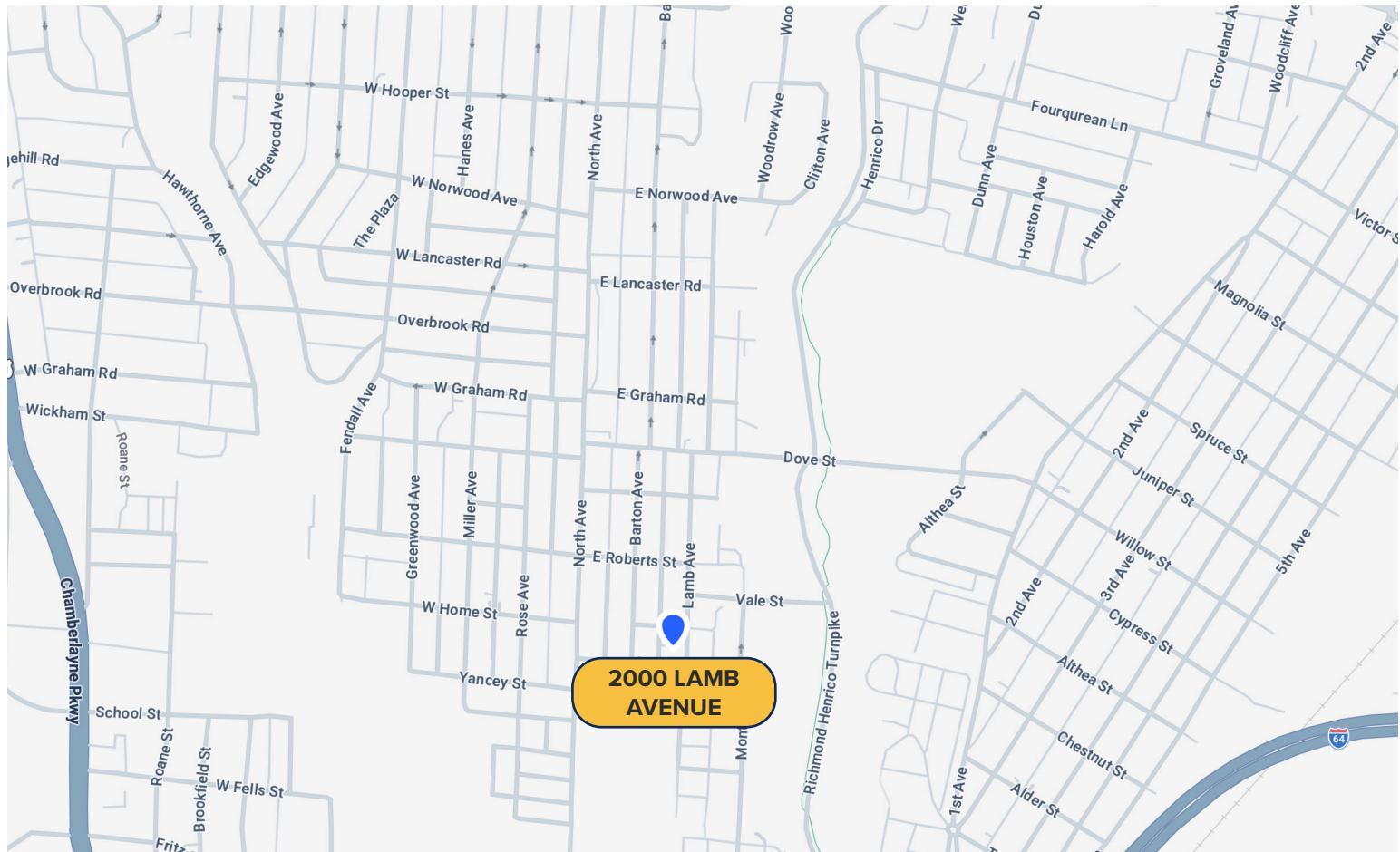


PHOTOS



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THE NORTHSIDE

Richmond's Northside is a vibrant collection of historic neighborhoods like Ginter Park, Bellevue, Barton Heights, and Highland Park, each offering a distinct character rooted in the city's late 19th- and early 20th-century growth. The area is celebrated for its well-preserved architecture, including Craftsman bungalows, Colonial Revivals, and stately early brick homes, alongside pockets of newer infill and renovated residences that blend modern comfort with historic charm.

Residents benefit from convenient access to shopping, dining, and entertainment along Chamberlayne Avenue, Brookland Park, and nearby retail hubs, while parks, trails, and community centers provide abundant recreational opportunities. Healthcare services are readily available, with major hospitals and specialty clinics a short drive away. Families enjoy a mix of well-regarded public schools and private educational options.



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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