

EXCLUSIVE LISTING

Prime Industrial or Redevelopment Site in Scotts Addition- Diamond District Area

Opportunity Zone and Enterprise Zone with Flexible B-7 Zoning

FOR SALE



20 08
**ONE SOUTH
COMMERCIAL**

1901 WESTWOOD AVE

RICHMOND, VA 23227

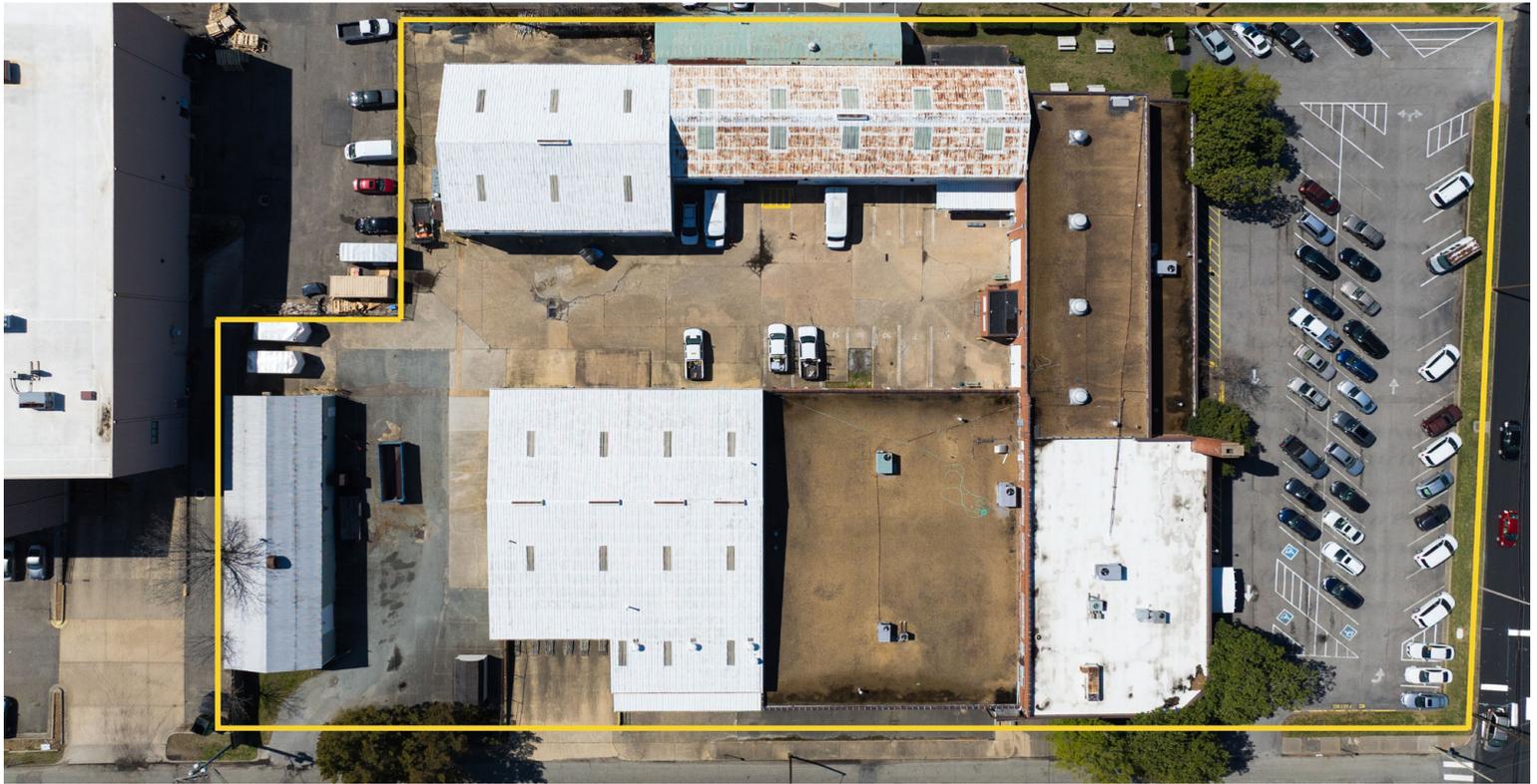
 **\$5,500,000**

PROPERTY HIGHLIGHTS

- ✓ SCOTT'S ADDITION 2.0 AREA
- ✓ MULTIFAMILY, MIXED-USE OR INDUSTRIAL
- ✓ OZ AND EZ INCENTIVES
- ✓ 12,000 SF OFFICE
- ✓ 46,000 SF WAREHOUSE

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Rare opportunity to purchase a large 2.7 acre parcel in the hot Westwood submarket.

Immediate access to I-64, I-95 and I-195. The B-7 zoning is extremely flexible and allows for a wide spectrum of uses and redevelopment options. A business owner could occupy and lease any warehouse that they don't need. It also has major potential as a redevelopment for multifamily, mixed-use, commercial or industrial.

Opportunity Zone and Enterprise Zone incentives make any redevelopment, renovation or adaptive reuse of the property extremely attractive.

QUICK FACTS

ADDRESS | 1901 Westwood Ave,
Richmond, VA 23227

PID | N0001875021

ZONING | B-7

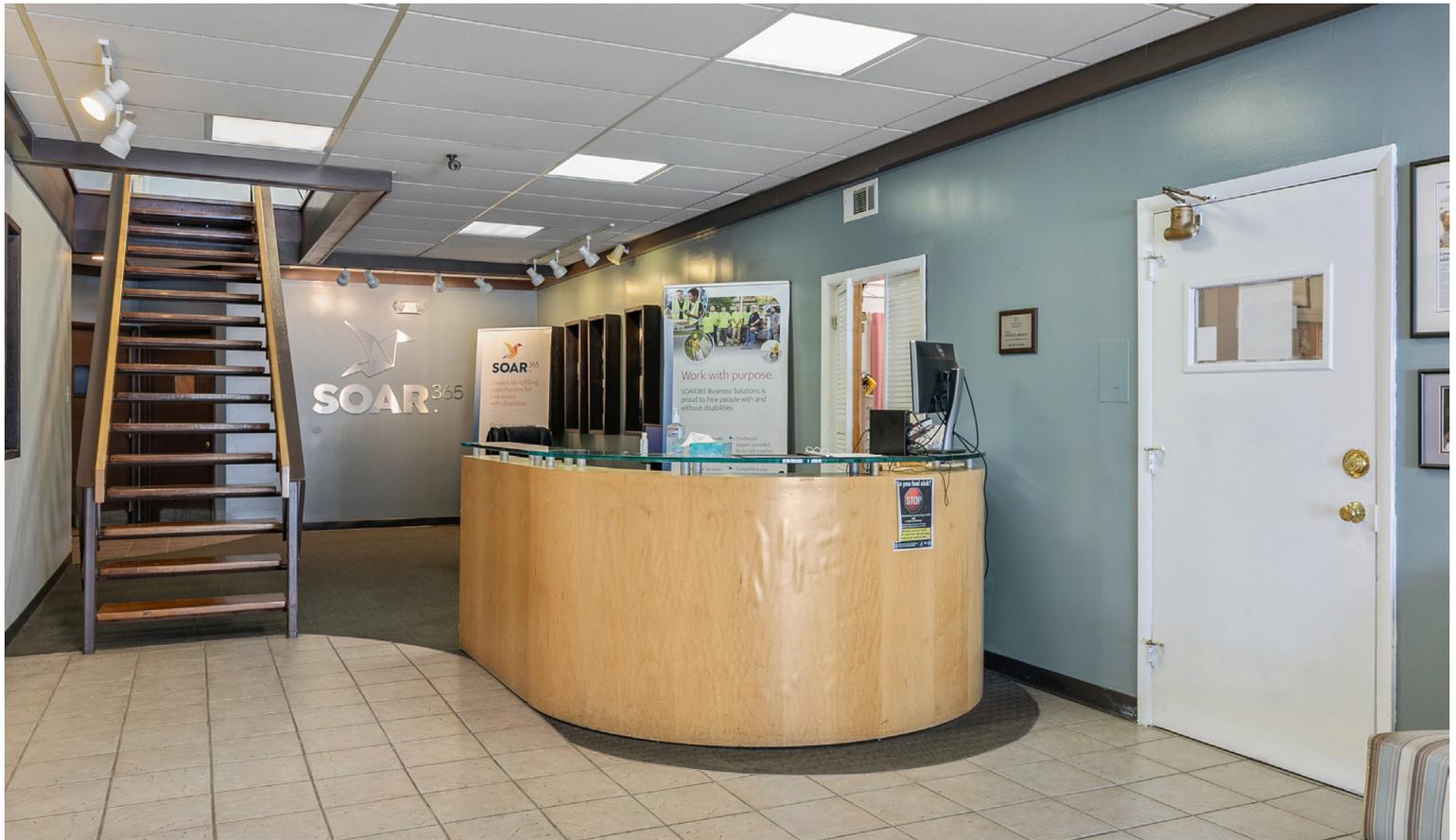
LOT SIZE | 2.7 AC

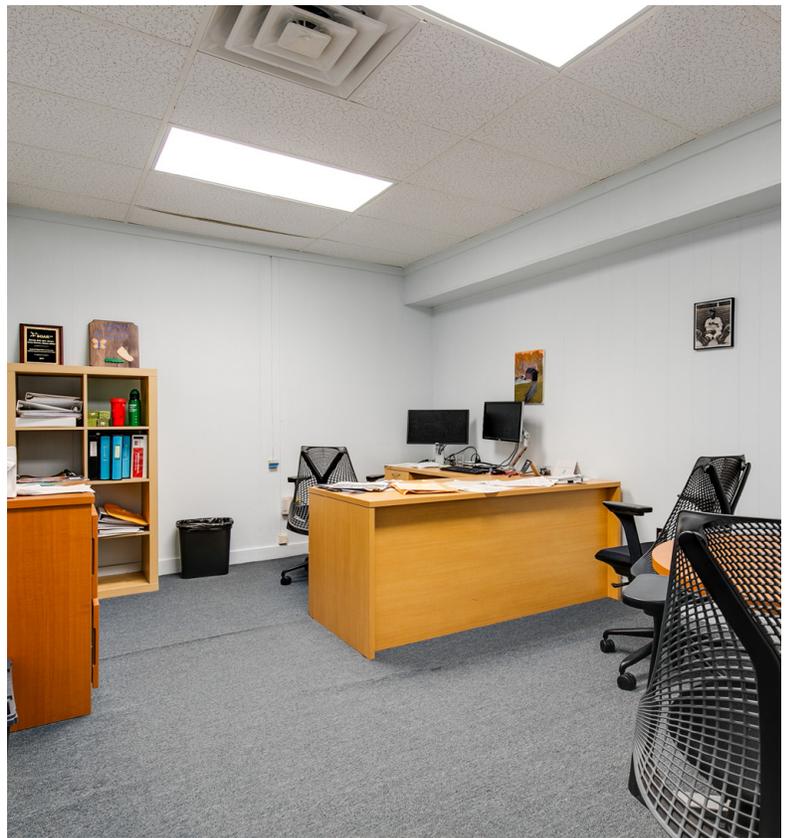
GBA | 58,000 SF

YEAR BUILT | 1947

STORIES | 2

SALE PRICE | \$5,500,000

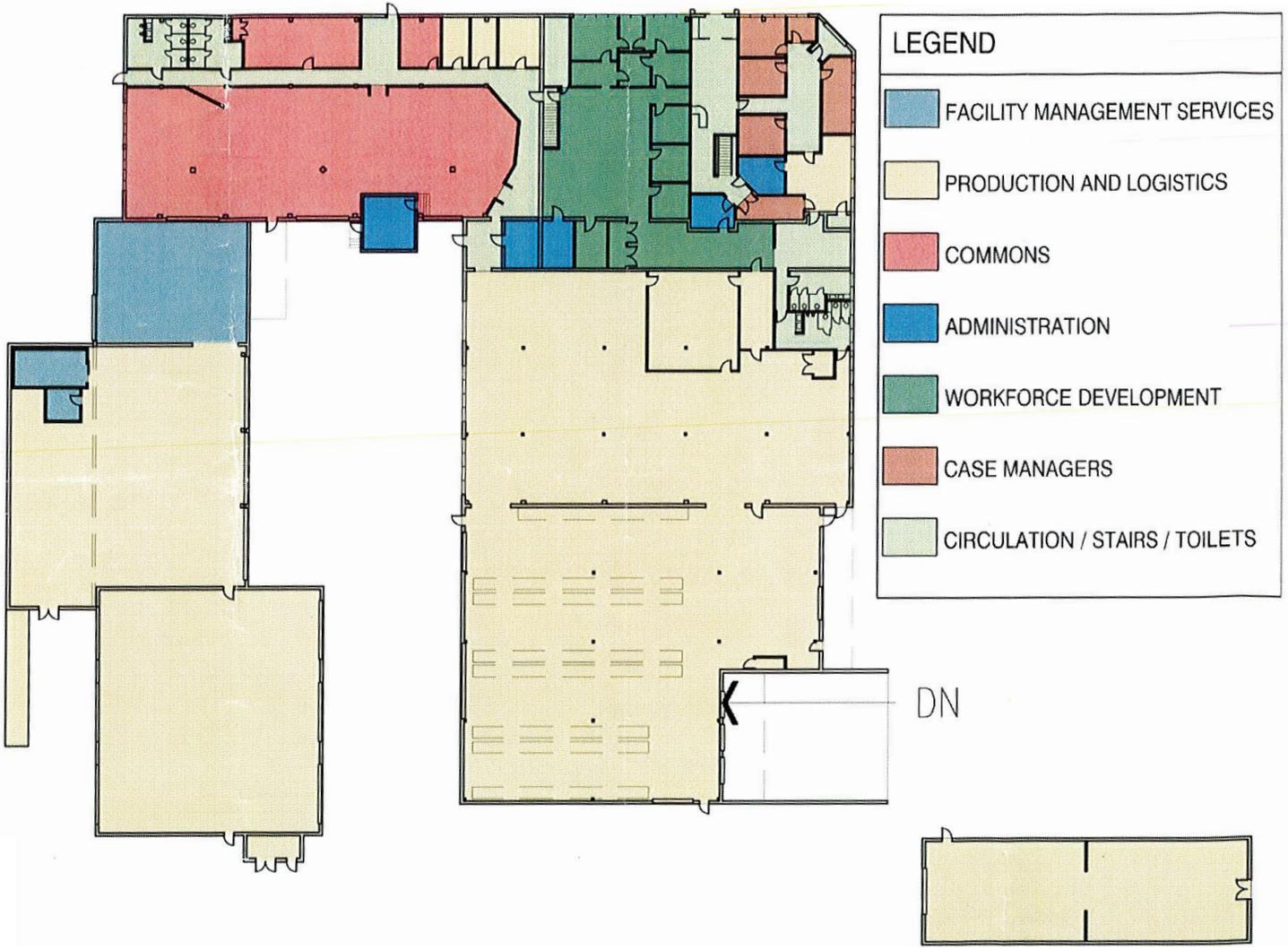


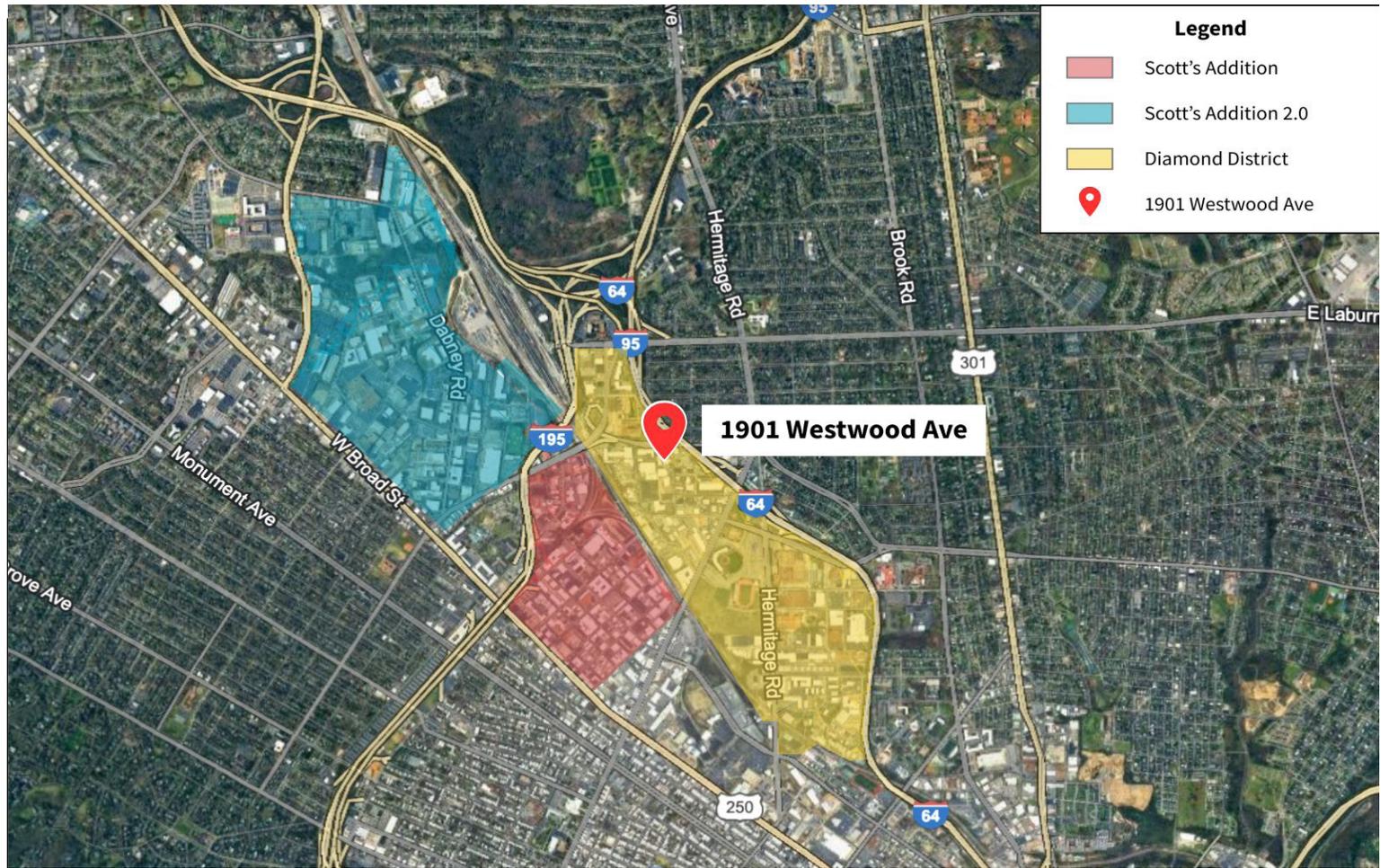












WESTWOOD

Westwood is a dynamic and centrally located neighborhood that seamlessly blends commercial growth with residential charm. Positioned between the bustling Scott's Addition district and the prestigious University of Richmond area, Westwood is experiencing a surge in development, making it an attractive destination for businesses seeking a strategic foothold in the city. With convenient access to major roadways, including I-195 and Broad Street, the neighborhood offers unparalleled connectivity to downtown Richmond, the West End, and beyond.

Westwood's transformation in recent years has been driven by an influx of new businesses, modern mixed-use developments, and revitalized industrial spaces catering to creative industries, technology firms, and innovative retail concepts. The neighborhood's blend of historic character and contemporary growth makes it an appealing location for office spaces, retail storefronts, and flex-use properties. As Richmond continues to expand, Westwood stands out as a prime opportunity for investors and businesses looking to capitalize on the city's upward trajectory.



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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