

FOR SALE

1801

E. Cary St.

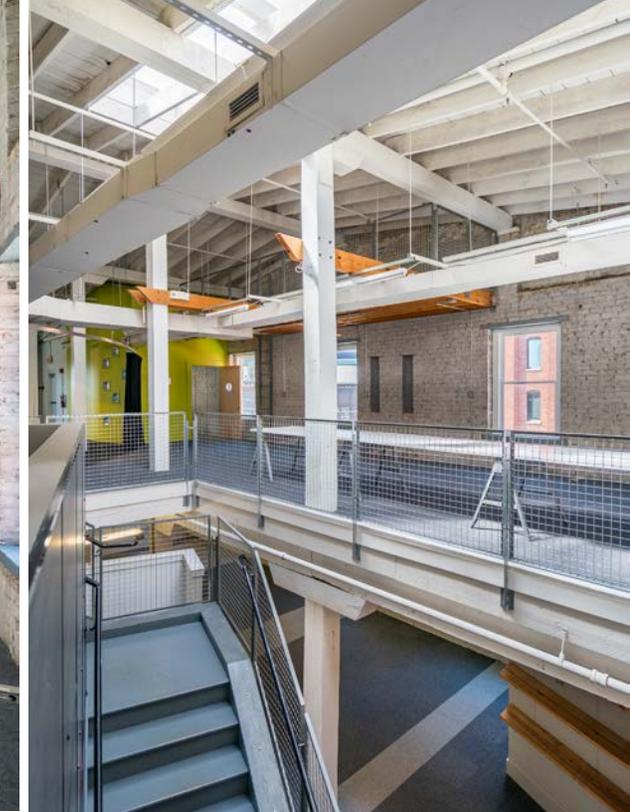
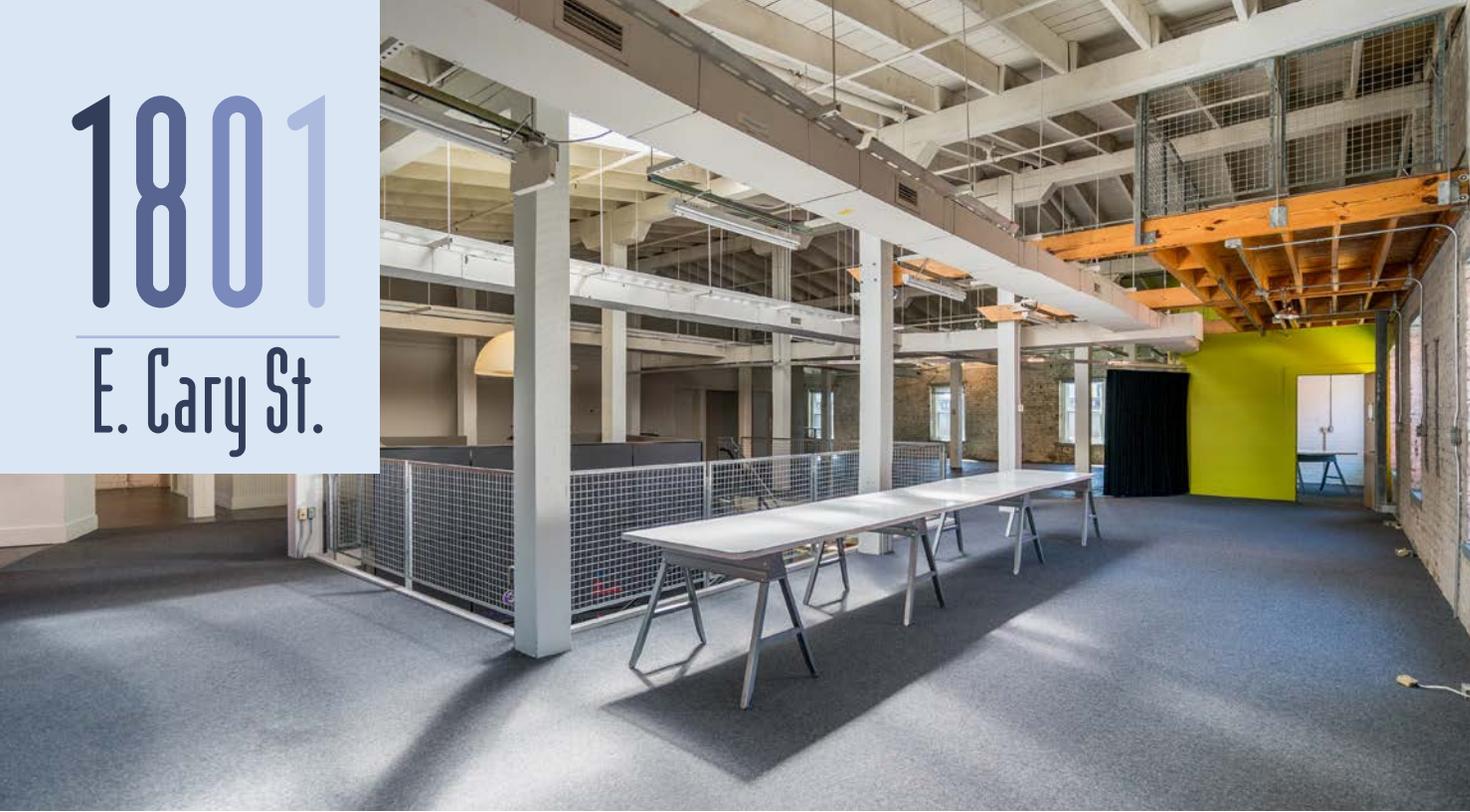


EXCELLENT OWNER/OCCUPANT OPPORTUNITY WITH STABLE INCOME!

Colliers

1801

E. Cary St.



3 story brick historic warehouse building with original post and beam accents, original exposed high ceilings, and exposed brick walls



Income producing parking creating a monthly income.



Stable long term office lease in place.

MODERN HISTORIC CREATIVE OFFICE SPACE

- 15,000 SF building with ±5,000 SF basement space available for storage or other uses
- Free surface lot parking, immediately adjacent to the building
- Includes sprinkler, fire alarm, building security, camera system and commercial elevator
- Exterior building signage available
- Located on the Canal within walking distance to the James River, restaurants and amenities
- Close proximity to I-95, VCU Health System, State Capitol and government buildings

LUCRATIVE GRANTS AND PROGRAMS AVAILABLE:

Local Richmond Programs: Enterprise Zone & CARE Programs - Richmond Economic Development

- CARE Grant funds,
- Local Enterprise Zone funds

Virginia State programs:

- Enterprise Zone grants, Virginia Enterprise Zone (VEZ) | DHCD
- Virginia State Historic Rehabilitation Tax Credits

Federal Programs:

- Opportunity Zone Program, Opportunity zones | Internal Revenue Service
- Federal Historic Rehabilitation Tax Credits.

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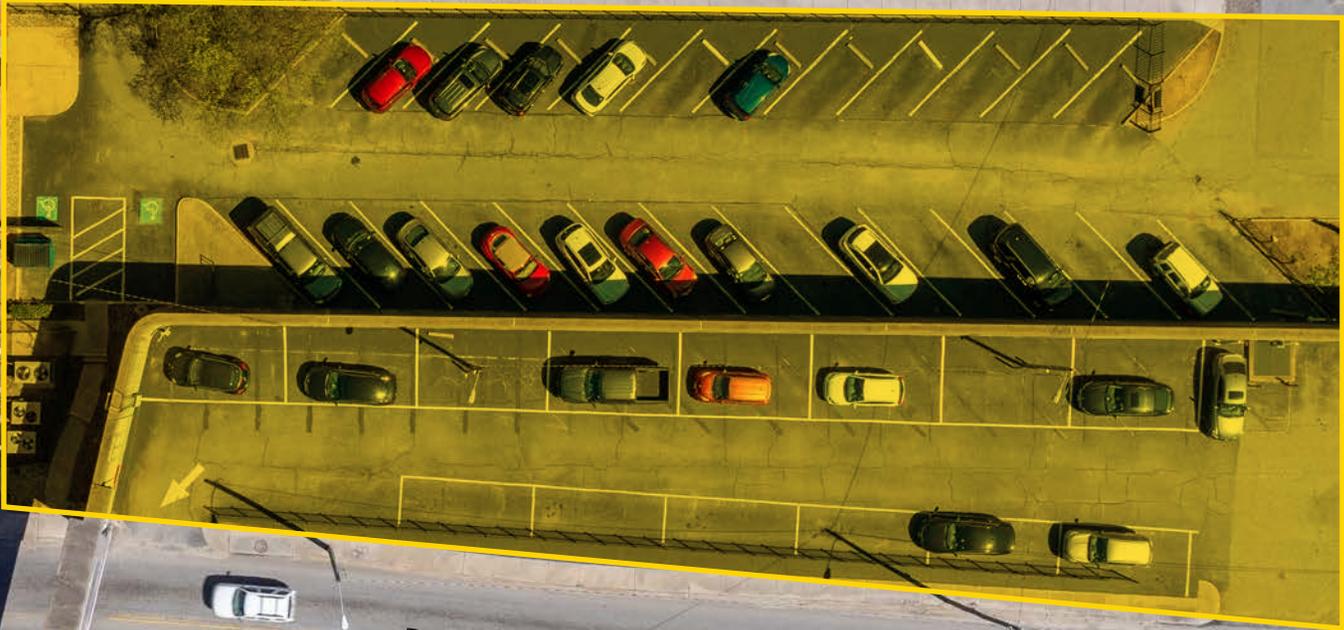
FREE SURFACE LOT PARKING

S. 18th St.

S. 19th St.

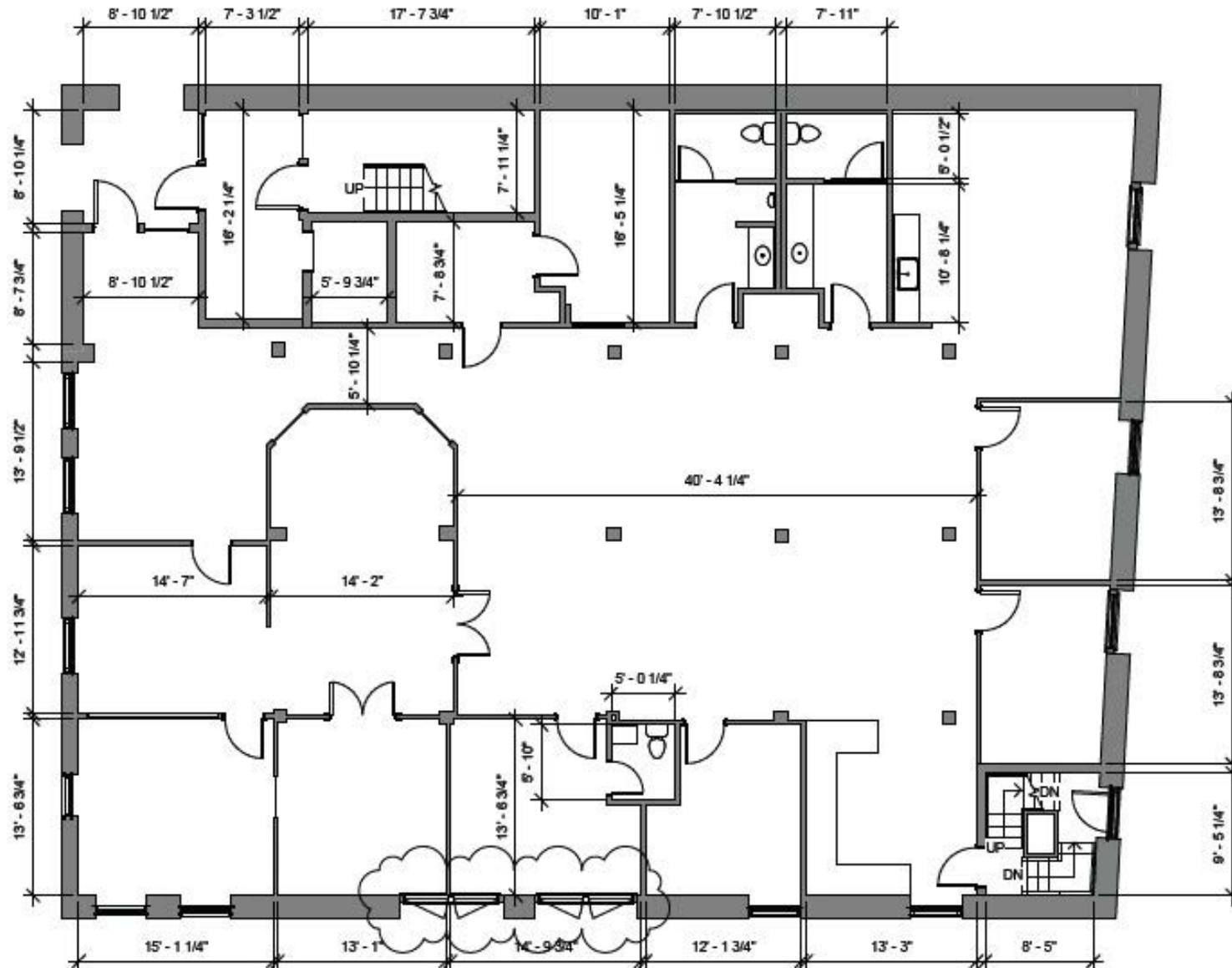
E. Cary St.

Dock St.



1801 East Cary Street

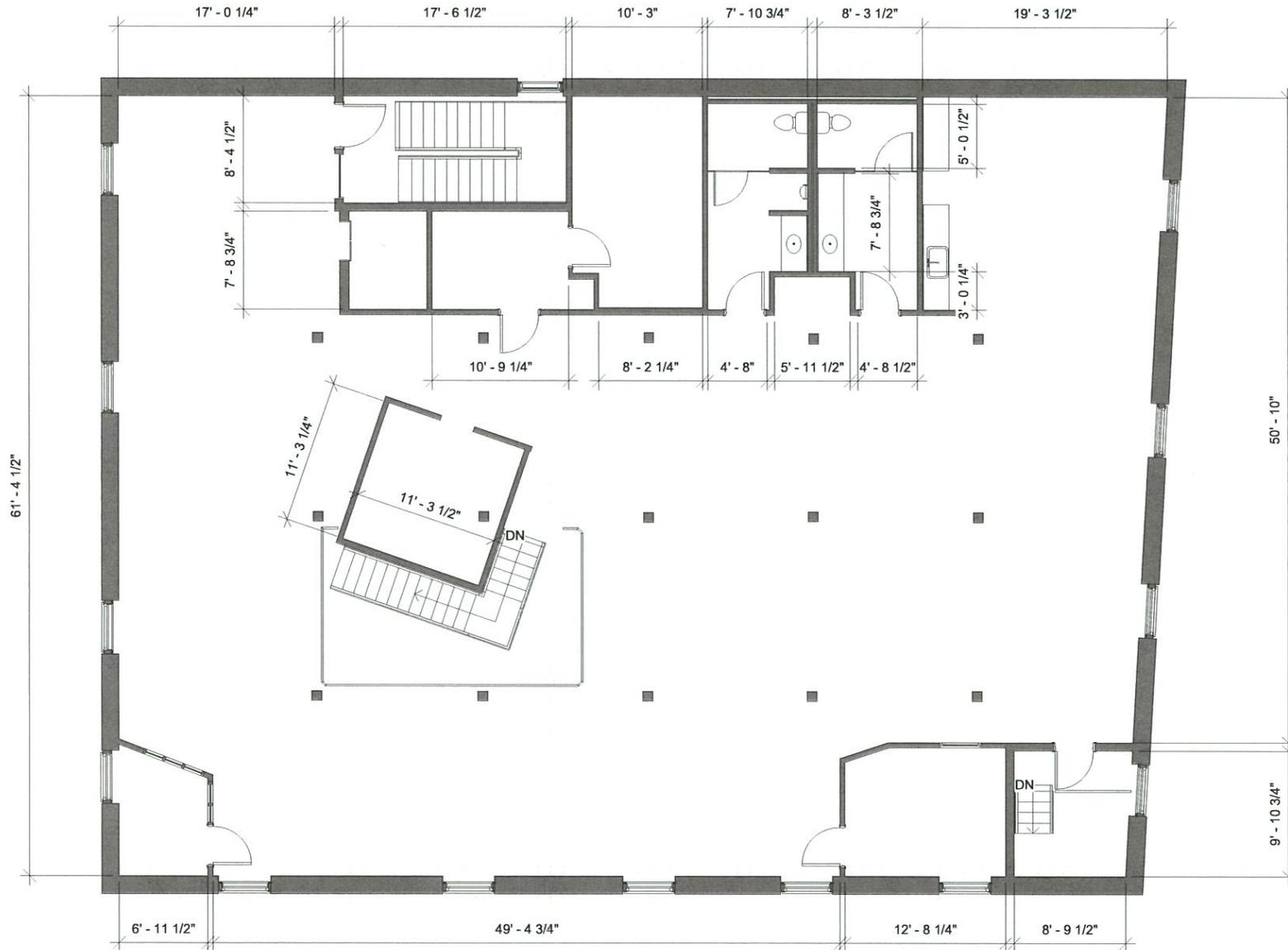
1st Floor
Fully Leased



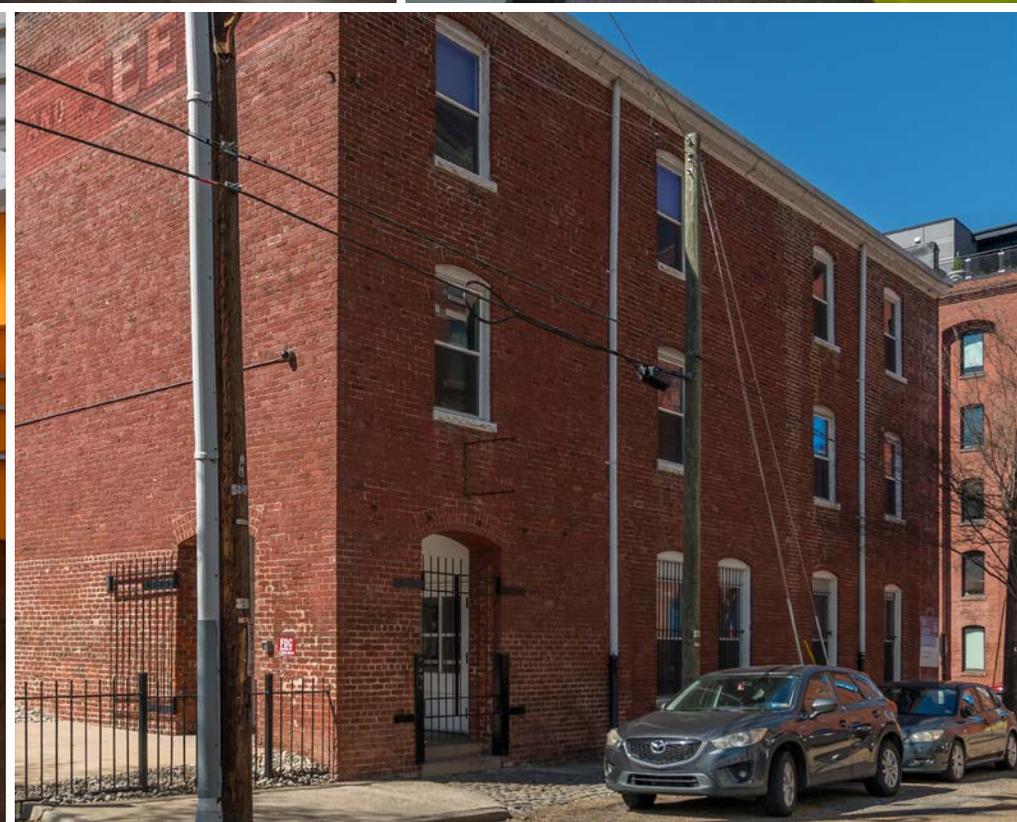
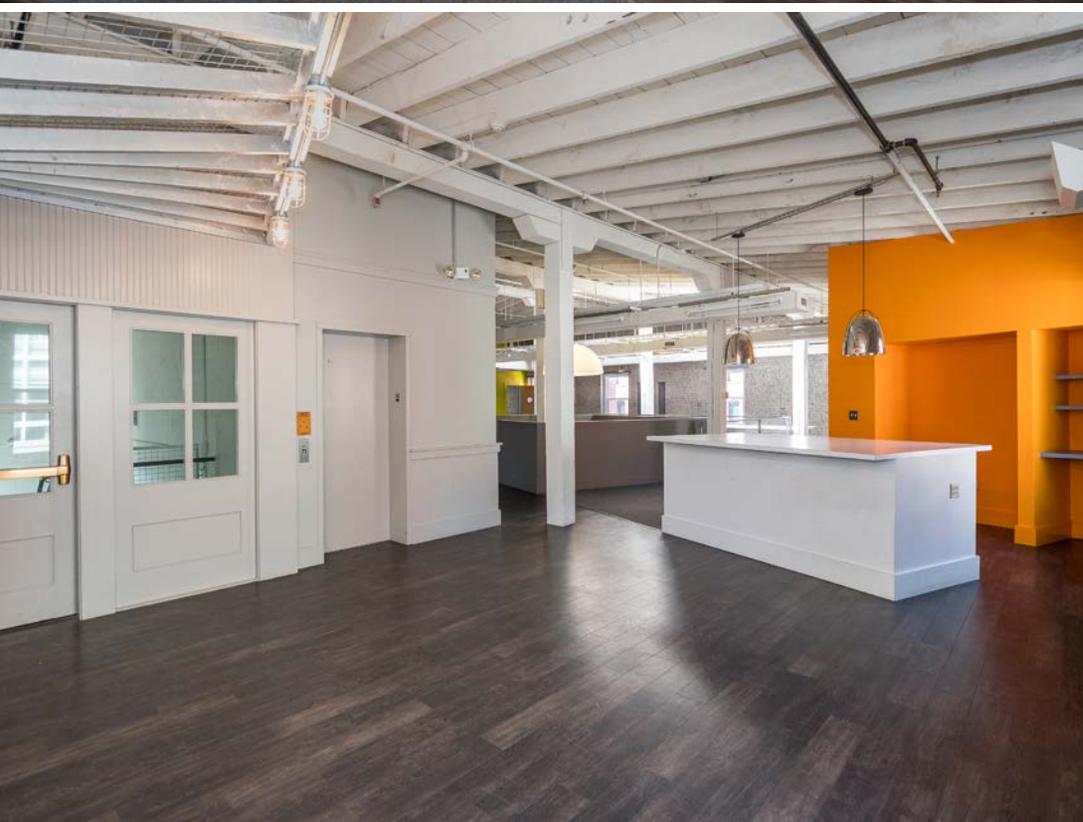
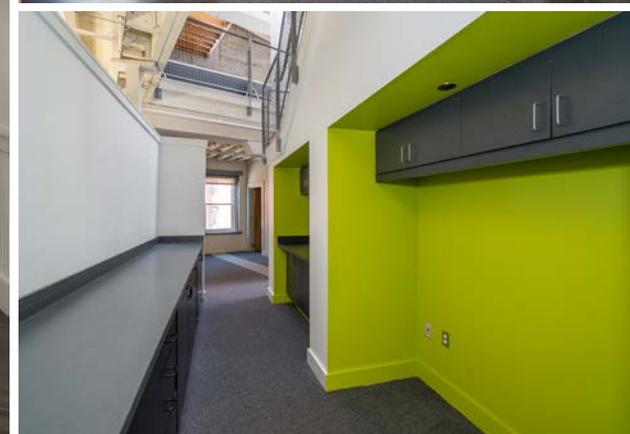
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3rd Floor

5,000 SF available



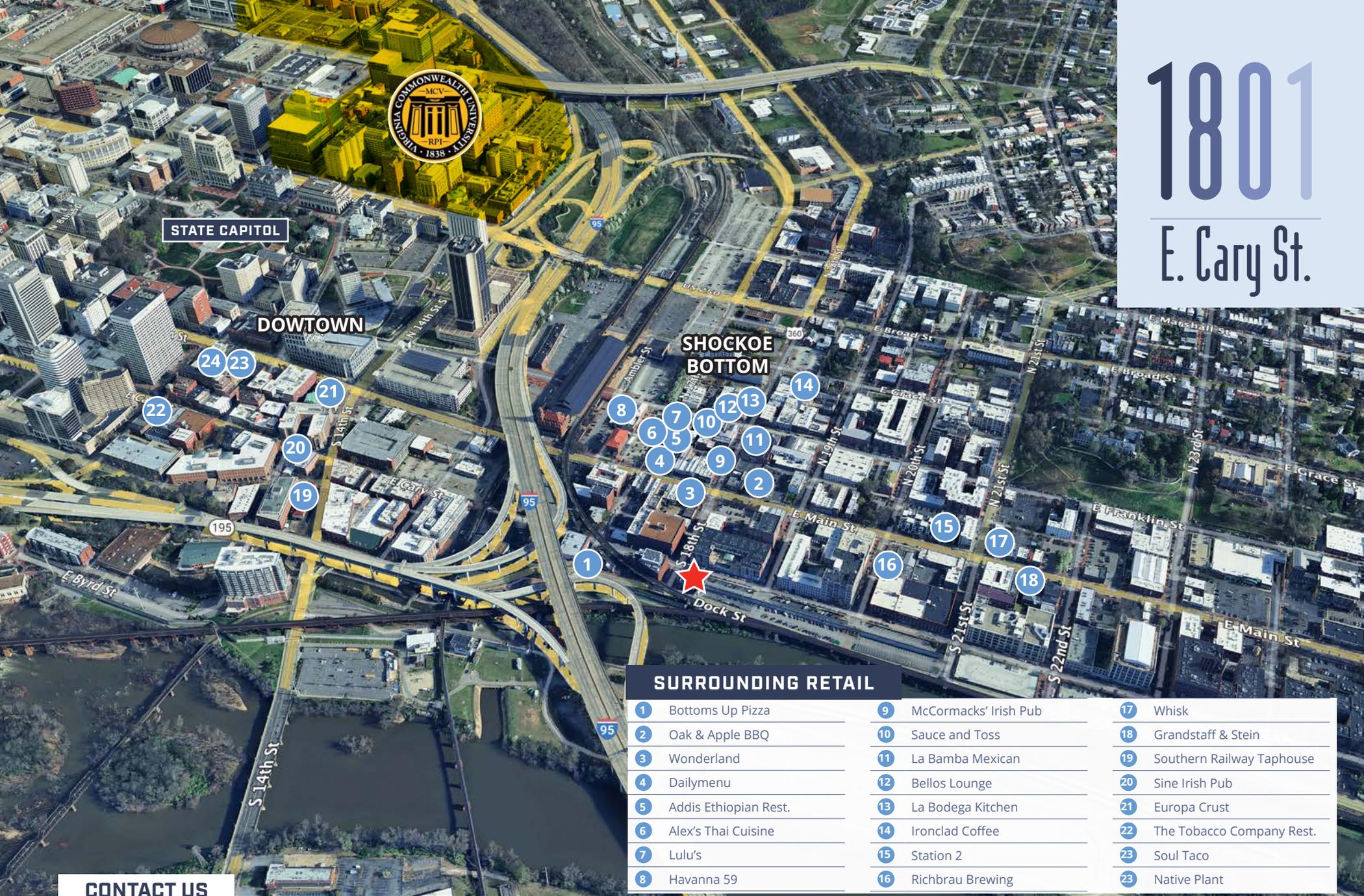
1801 East Cary Street



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1801 E. Cary St.



STATE CAPITOL

DOWNTOWN

SHOCKOE
BOTTOM

SURROUNDING RETAIL

| | | | | | |
|---|-----------------------|----|-----------------------|----|---------------------------|
| 1 | Bottoms Up Pizza | 9 | McCormacks' Irish Pub | 17 | Whisk |
| 2 | Oak & Apple BBQ | 10 | Sauce and Toss | 18 | Grandstaff & Stein |
| 3 | Wonderland | 11 | La Bamba Mexican | 19 | Southern Railway Taphouse |
| 4 | Dailymenu | 12 | Bellos Lounge | 20 | Sine Irish Pub |
| 5 | Addis Ethiopian Rest. | 13 | La Bodega Kitchen | 21 | Europa Crust |
| 6 | Alex's Thai Cuisine | 14 | Ironclad Coffee | 22 | The Tobacco Company Rest. |
| 7 | Lulu's | 15 | Station 2 | 23 | Soul Taco |
| 8 | Havanna 59 | 16 | Richbrau Brewing | 23 | Native Plant |

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