

# Downtown Ashland Mixed-Use Gem

Historic Charm, Prime Visibility, Walkable Location with Parking

EXCLUSIVE LISTING

# FOR SALE



20 08  
**ONE SOUTH**  
COMMERCIAL

## 307 SOUTH RAILROAD AVE,

ASHLAND, VA 23005

 **\$650,000**

### PROPERTY HIGHLIGHTS

- ✓ 1ST FLOOR RETAIL
- ✓ OFF STREET PARKING
- ✓ SPACIOUS LOT
- ✓ INVESTMENT POTENTIAL

**JUSTIN SLEDD** | 804.307.4060  
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# One South Commercial is proud to present South Railroad Avenue, a rare mixed-use opportunity in the heart of Historic Downtown Ashland.

This charming property offers over 2,700 square feet of thoughtfully designed space, featuring a street-level retail suite and a spacious two-bedroom apartment above. Situated along Railroad Avenue, with the iconic railroad tracks running just out front, the property captures the character and charm that make Ashland one of Virginia’s most beloved small towns.

Step outside and you’re just moments from Ashland’s most popular local spots — The Iron Horse Restaurant, Caboose Market & Café, Homemades by Suzanne and Origin Beer Lab — all within a short stroll. The property is also steps from Randolph-Macon College, providing a steady stream of students, faculty, and visitors that keep Downtown Ashland vibrant year-round.

Behind the building, a large private parking lot offers convenient access for both residents and customers — a true rarity in this walkable downtown setting. The property also includes a nice backyard, adding flexibility and outdoor appeal.

The upstairs apartment is currently vacant and presents an immediate leasing opportunity, with rent potential of \$1,800 per month or higher.

Properties like 307 South Railroad Avenue seldom come to market. With its unbeatable location, historic charm, and income potential, this property is a true Ashland gem — perfect for investors or owner-occupants looking to be part of the town’s thriving downtown scene.

*\* Active business, do not disrupt during business hours. Showings by appointment only.*

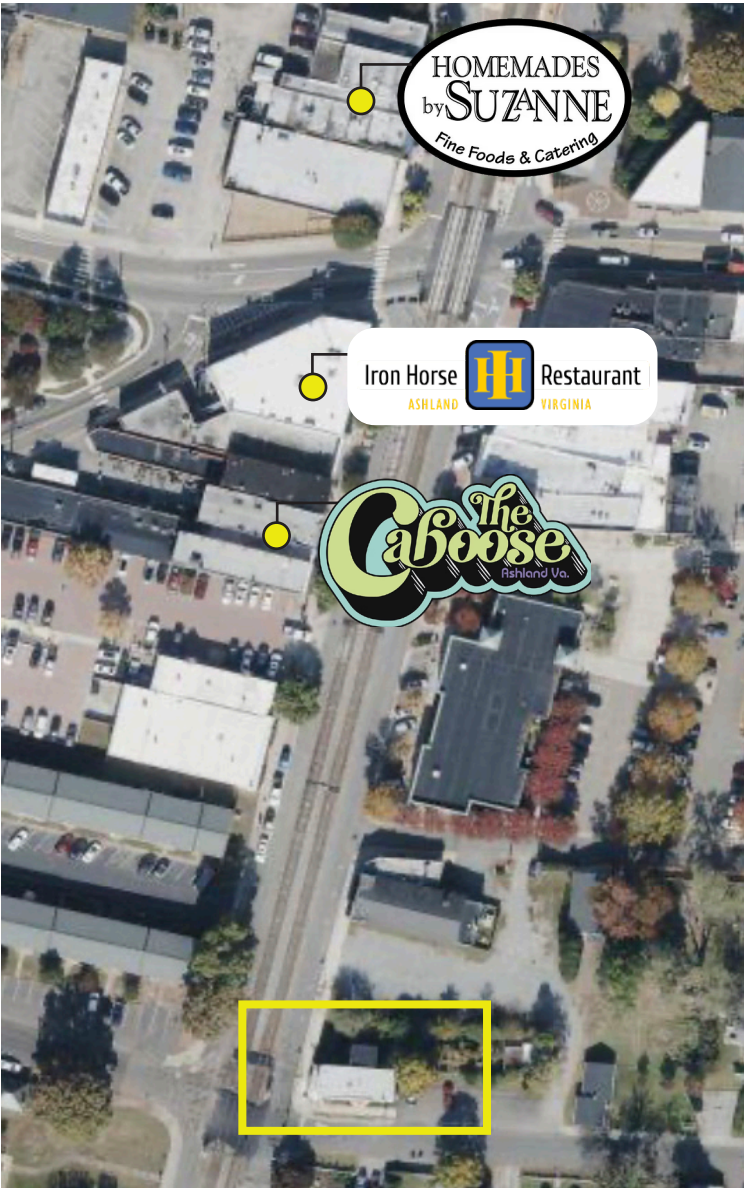
QUICK FACTS	
ADDRESS	307 South Railroad Ave, Ashland, VA 23005
PID	7870-70-4807
ZONING	B1
LOT SIZE	0.156 AC
SF	2,700
YEAR BUILT	1900

**SALE PRICE** | \$650,000









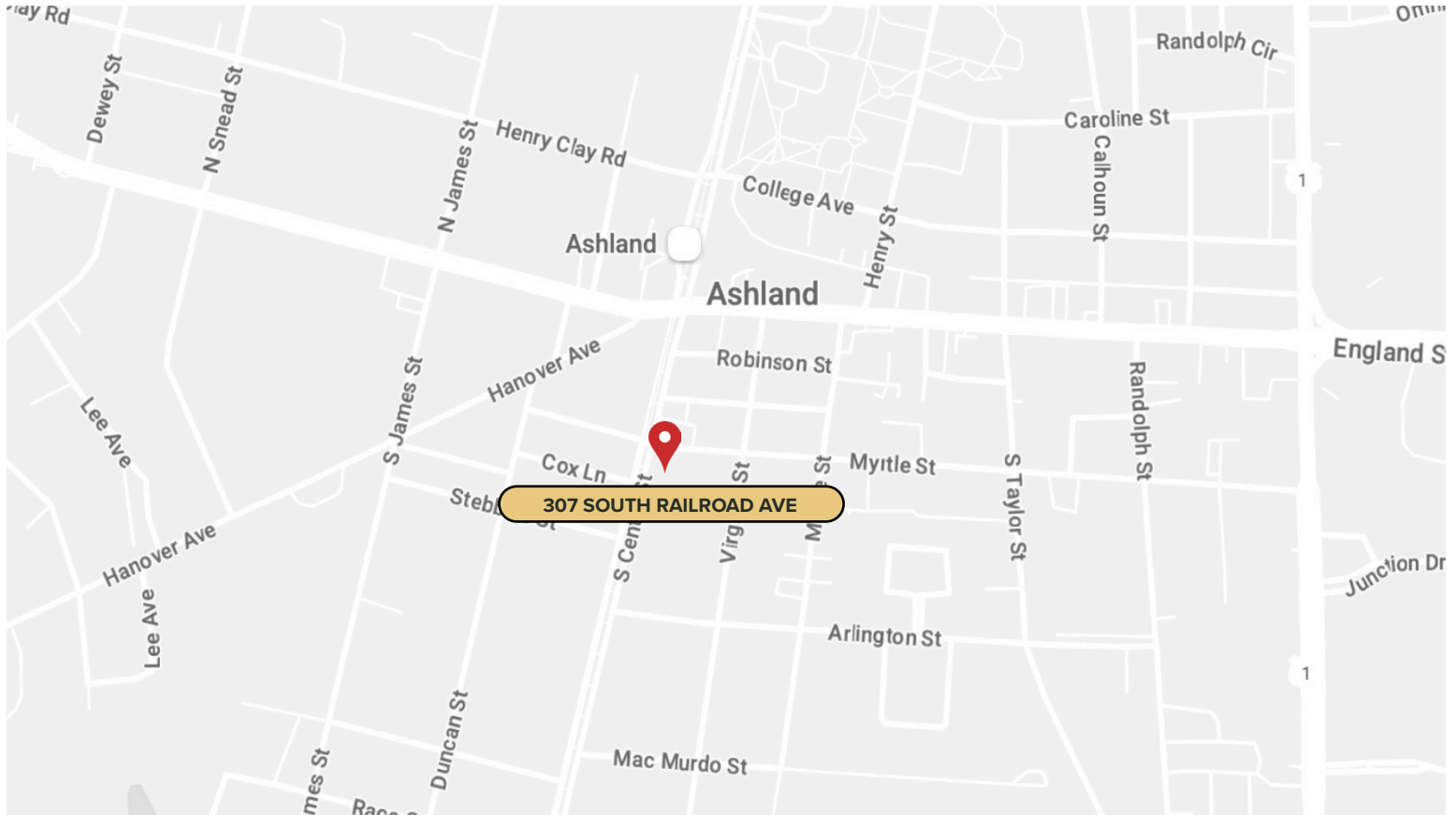












## DOWNTOWN ASHLAND

Located just 16 miles north of Richmond, Ashland is a charming small town where the community is breathing new life and quirky character into every block. It is affectionately called the “Center of the Universe” for its location in the center of Hanover County and Virginia. Train tracks run through the middle of the historic district, with locally owned shops, farm-to-table dining, arts and entertainment on either side.

Downtown Ashland, officially incorporated in 1858, is a popular destination for history buffs and rail fans. The historic buildings and leafy trees that line Railroad Avenue provide a scenic backdrop for photographers. Ashland is pedestrian and cyclist friendly with wide and well-manicured sidewalks, crosswalks, benches, and bike racks.

Steps away is Randolph Macon college, a top-tier liberal arts university whose identity is intertwined with the town. Founded in 1830, it is known for its scenic and historical campus, that only adds to the charm of the community.





**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.



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