



For sale

1006 N Sheppard Street Richmond, VA

- Approximately 2,000 SF building for sale
- 12'6" ceiling height to joist
- TOD-1 Zoning
- Redevelopment opportunity
- Located in the heart of Scott's Addition
- Oversize grade level door (10'x14') with small office
- .046 acres
- 1 block from Broad Street, Boulevard and W Marshall Street

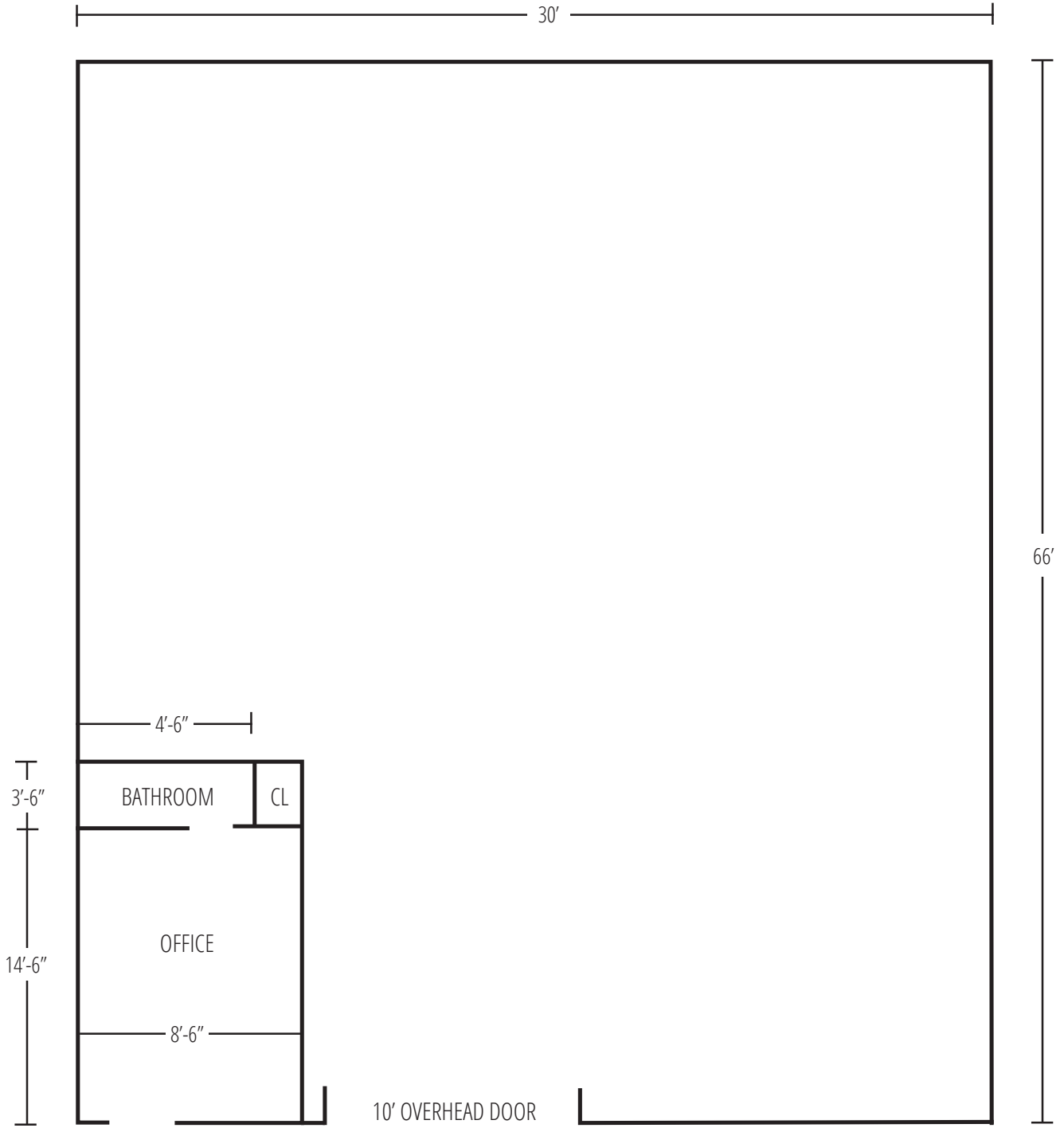
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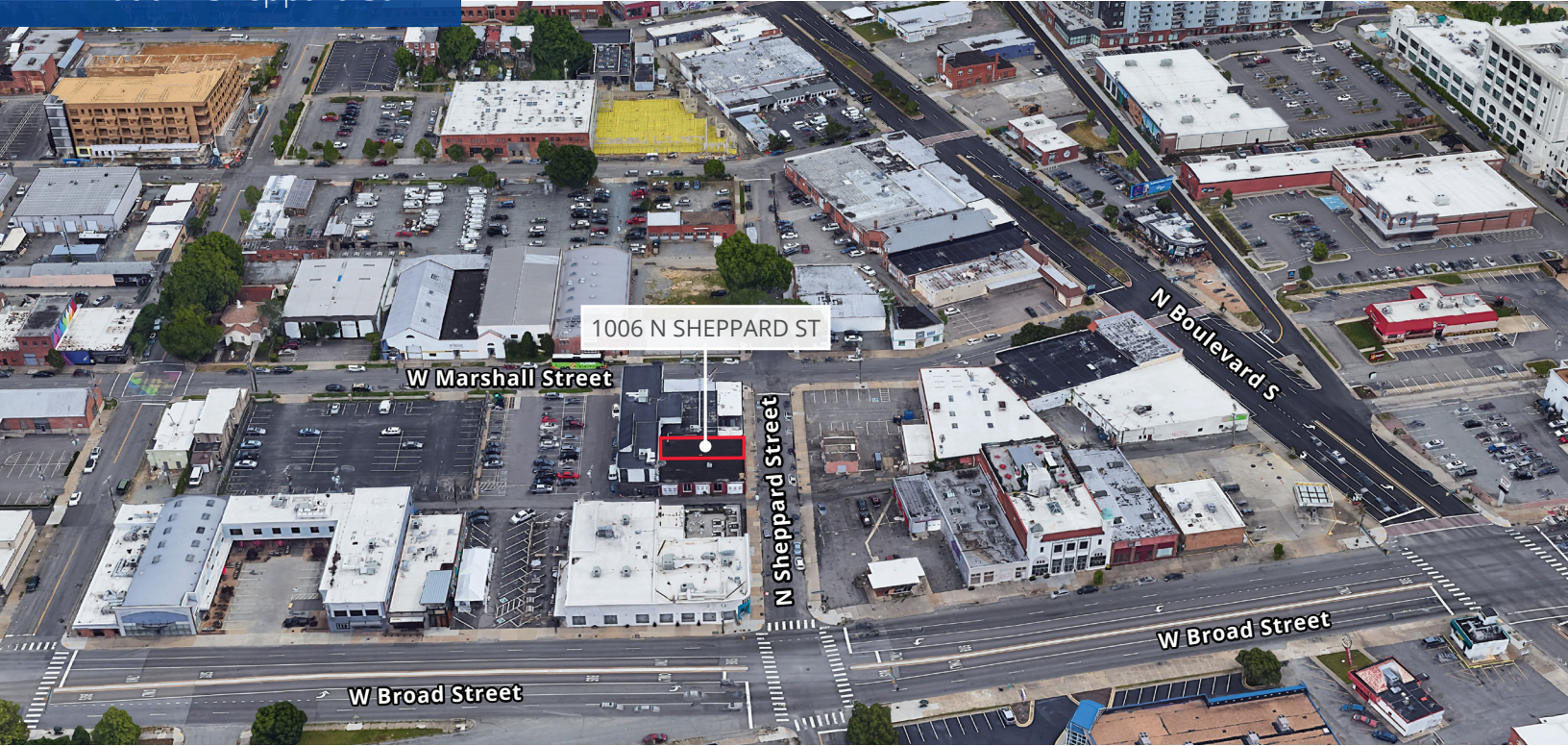
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Floor Plan



1006 N Sheppard St



SCOTT'S ADDITION

BEERWORKS VASEN
TAZZA KING POPS
Pete's Ching SYRACUSE

DIAMOND DISTRICT
Proposed Redevelopment

Redevelopment Plans include:

- Redevelopment of 67 acres
- New 10,000-capacity stadium to replace The Diamond
- Will include additional mixed-use development to include a hotel and infrastructure upgrades

VCU ATHLETICS VILLAGE
Proposed Redevelopment

Development Plans include:

- The developments will include new facilities for tennis, soccer and outdoor track & field in addition to practice fields and an indoor multipurpose facility

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