

Newly Renovated Quad | Carytown

High End Finishes | Off Street Parking

EXCLUSIVE LISTING

**FOR
SALE**



20  08
**ONE SOUTH
COMMERCIAL**

3139 ELLWOOD AVENUE,

RICHMOND, VA 23221

 **\$1,050,000**

PROPERTY HIGHLIGHTS

-  **CARYTOWN NEIGHBORHOOD**
-  **SEPARATE UTILITIES**
-  **OFF STREET PARKING**
-  **HIGH RENTAL DEMAND**

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One South Commercial is pleased to offer the exclusive listing for 3139 Ellwood Avenue in Richmond's premier neighborhood - Carytown.

This property features four beautifully updated apartments, each with its own utilities, ensuring lower operational costs for investors. Off-street parking is also available for added tenant convenience.

The renovation includes:

- All New Kitchens: Cabinets, Countertops, Appliances
- Mini-Split Central Air
- Installed Washer/Dryers
- All New Bathrooms
- Luxury Vinyl Plank Flooring
- Rebuilt Front Porch
- All New Windows

The comprehensive renovation was completed to attract and achieve strong rents. With walkability to a variety of local shops, restaurants, and boutiques, this location ensures consistent rental demand, making it an ideal investment opportunity.

QUICK FACTS

ADDRESS | 3139 Ellwood Avenue,
Richmond, VA 23221

PID | W0001406009

ZONING | R-48

LOT SIZE | 0.091 AC

GLA | 3,132 SF

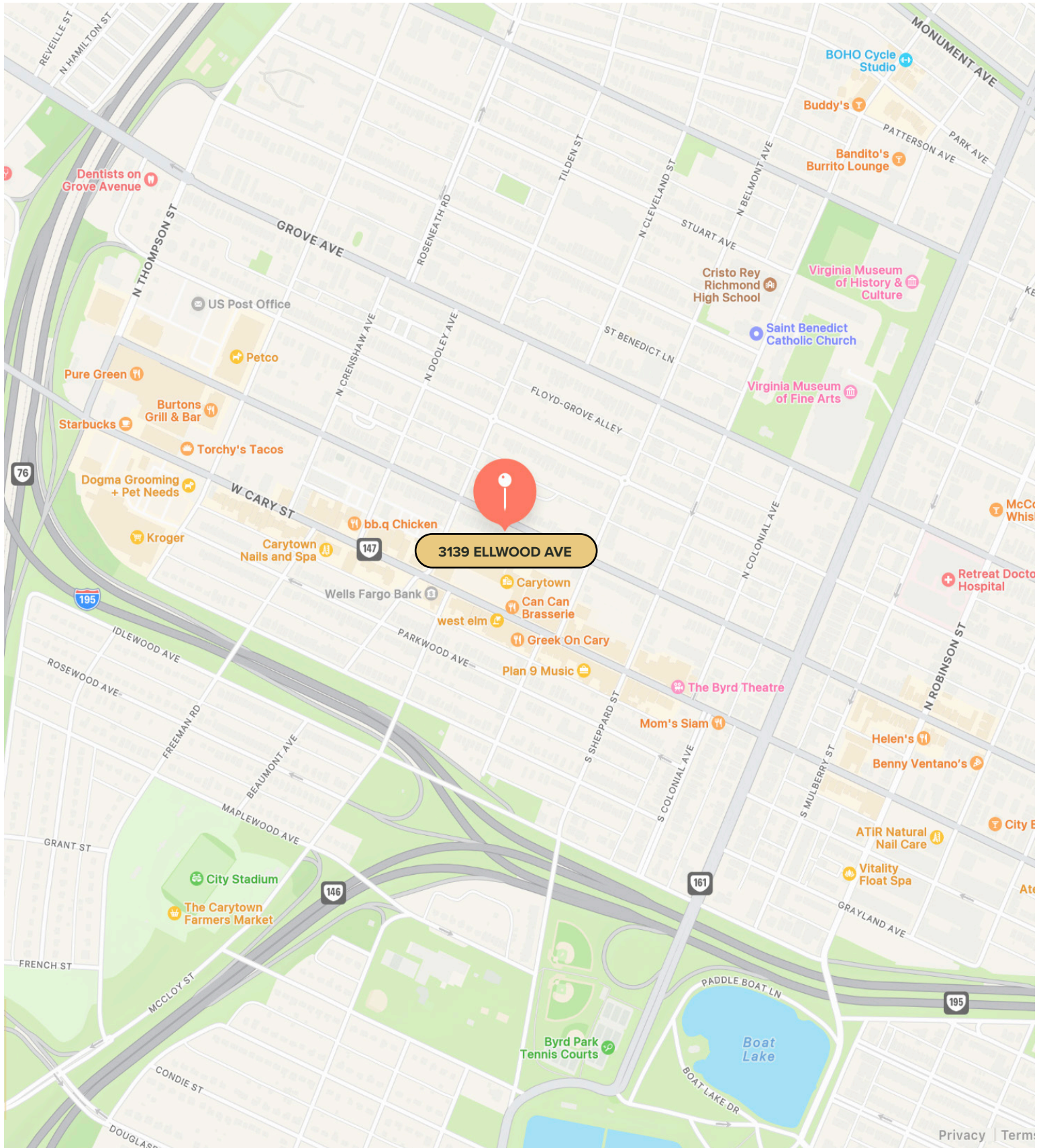
UNIT COUNT | 4

SALE PRICE | \$1,050,000









Carytown is one of the most popular and unique commercial districts in Richmond. Running along West Cary Street, Carytown is surrounded by prominent residential neighborhoods including the Museum and the Fan Districts.

Carytown's proximity to these residential neighborhoods and its accessibility from the Downtown Expressway have aided in creating a successful business district that is able to support a variety of businesses, many locally owned and operated, including many locally owned restaurants, retail, salons, and much more. Over 200 shops, restaurants, and other attractions are located in Carytown, including the historic Byrd Theatre which has called Carytown home since 1928.

Carytown is a necessary and popular stop on a beautiful day in Richmond. Businesses can benefit from the pedestrian friendly area when large crowds of both locals and tourists stroll up and down West Cary Street to visit the shops, businesses, and restaurants in Carytown.

Carytown is also the home of the annual Watermelon Festival in August which draws over 115,000 people (and 3,000 watermelons) to this late summer celebration. As one of the most vibrant and active areas in Richmond, Carytown is unique in its local flair as one of the most prominent and colorful areas for small businesses to locate.





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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