

Northside Multifamily Investment Opportunity

18 2BD Apartments on a Prominent Corner Parcel

EXCLUSIVE LISTING

FOR SALE



2400 BARTON AVE

RICHMOND, VA 23222



 **\$2,599,000**

PROPERTY HIGHLIGHTS

- ✓ RENTAL UPSIDE POTENTIAL
- ✓ RENOVATED 2 BEDROOM APARTMENTS
- ✓ WALKABLE NEIGHBORHOOD AMENITIES, MINUTES FROM BROOKLAND PARK BOULEVARD
- ✓ \$300,000+ IN CAPITAL IMPROVEMENTS

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2400 Barton Avenue presents an opportunity to acquire an 18-unit apartment community in Richmond’s rapidly evolving Northside neighborhood.

Situated prominently on the corner of Barton Avenue and East Graham Road, the property benefits from excellent visibility, abundant natural light, and a larger land footprint than many comparable apartment communities in the area.

Since acquiring the property, ownership has invested more than \$300,000 in capital improvements, enhancing the property’s condition and positioning it for continued growth. The expansive corner parcel provides additional open space and flexibility, creating a valuable amenity for residents today while offering future ownership the opportunity to explore additional uses of the excess land, subject to applicable approvals.

Residents enjoy convenient access to the thriving Brookland Park Boulevard corridor, home to neighborhood favorites such as The Smoky Mug, along with an expanding collection of restaurants, coffee shops, breweries, and locally owned retailers that continue to drive Northside’s transformation into one of Richmond’s most dynamic neighborhoods.

The current rent roll demonstrates stable occupancy while also presenting a compelling opportunity for future income growth. Comparable renovated two-bedroom apartments in the immediate area are achieving rents of approximately \$1,450 per month, providing investors with a clear path to increasing revenue through strategic unit turnover and continued asset management.

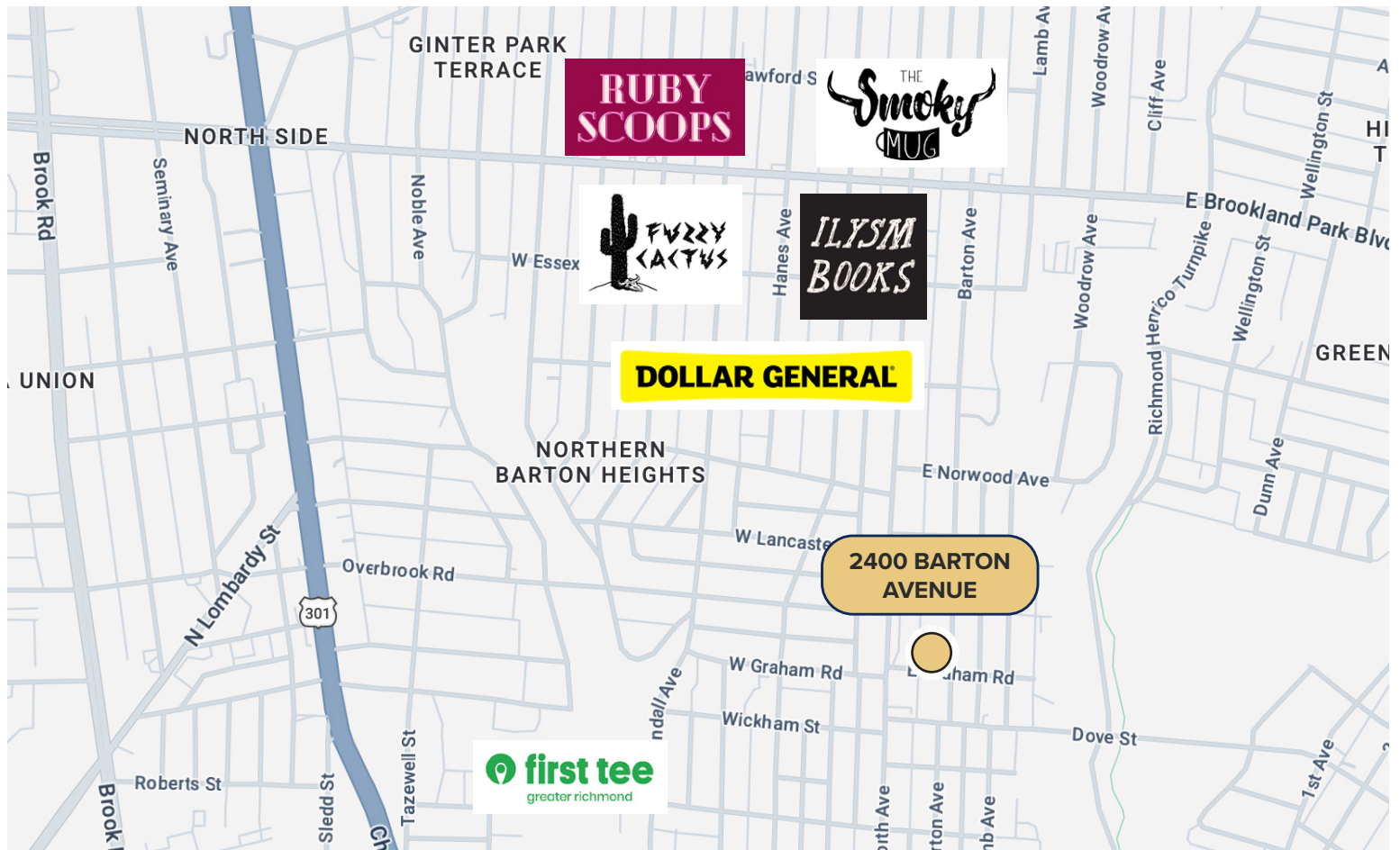
Combining a desirable all two-bedroom unit mix, substantial recent capital investment, a prominent corner location, additional land area, and proximity to one of Richmond’s most active neighborhood commercial districts, 2400 Barton Avenue offers an attractive opportunity to acquire a well-positioned multifamily asset with both strong in-place income and meaningful upside potential.

QUICK FACTS	
ADDRESS	2400 Barton Ave, Richmond, VA 23222
PID	N000-0541-011
ZONING	R-53
LOT SIZE	0.37 AC
GBA	18,972 SF
UNIT COUNT	18
YEAR BUILT	1940
PRICE	\$2,599,000









THE NORTHSIDE

Richmond's Northside is a vibrant collection of historic neighborhoods like Ginter Park, Bellevue, Barton Heights, and Highland Park, each offering a distinct character rooted in the city's late 19th- and early 20th-century growth. The area is celebrated for its well-preserved architecture, including Craftsman bungalows, Colonial Revivals, and stately early brick homes, alongside pockets of newer infill and renovated residences that blend modern comfort with historic charm.

Residents benefit from convenient access to shopping, dining, and entertainment along Chamberlayne Avenue, Brookland Park, and nearby retail hubs, while parks, trails, and community centers provide abundant recreational opportunities. Healthcare services are readily available, with major hospitals and specialty clinics a short drive away. Families enjoy a mix of well-regarded public schools and private educational options.



FOR MORE INFORMATION, CONTACT:

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