

# Buz and Neds Restaurant

## Rare Opportunity at Broad and Parham

EXCLUSIVE LISTING

# FOR SALE



20 08  
**ONE SOUTH**  
COMMERCIAL

## 8205 WEST BROAD ST,

RICHMOND, VA 23294



### Contact Agents for Pricing

#### PROPERTY HIGHLIGHTS

- ✓ 390' OF FRONTAGE ON WEST BROAD AND OLD PARHAM
- ✓ HUGE 1.8 ACRE SITE
- ✓ 100 PARKING SPACES
- ✓ ADJACENT TO THE PULSE WESTERN EXPANSION STATION
- ✓ COMP PLAN – COMMERCIAL ARTERIAL

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## Extremely rare opportunity to purchase the landmark Buz and Neds building on West Broad Street.

This huge property could be continued as a restaurant or redeveloped to another use. With its two curb cuts and 100 parking spaces the opportunities are endless.

The building has a main dining room that includes a big bar and retail area. There is a secondary dining room that can be used for private parties and events and a large outdoor dining area as well.

The massive kitchen will accommodate many different concepts and includes three outdoor wood smokers if BBQ is your thing.

The list price is for the real estate, furniture and fixtures. The Buz and Neds business, brand and associated goodwill can also be negotiated as part of the sale.

### QUICK FACTS

<b>ADDRESS</b>	8205 West Broad Street, Richmond, VA 23294
<b>PID</b>	762-753-4189
<b>ZONING</b>	B2-C
<b>LOT SIZE</b>	1.801 AC
<b>GBA</b>	7,914 SF
<b>YEAR BUILT</b>	1985/2011
<b>SALE PRICE</b>	Contact Agents for Pricing





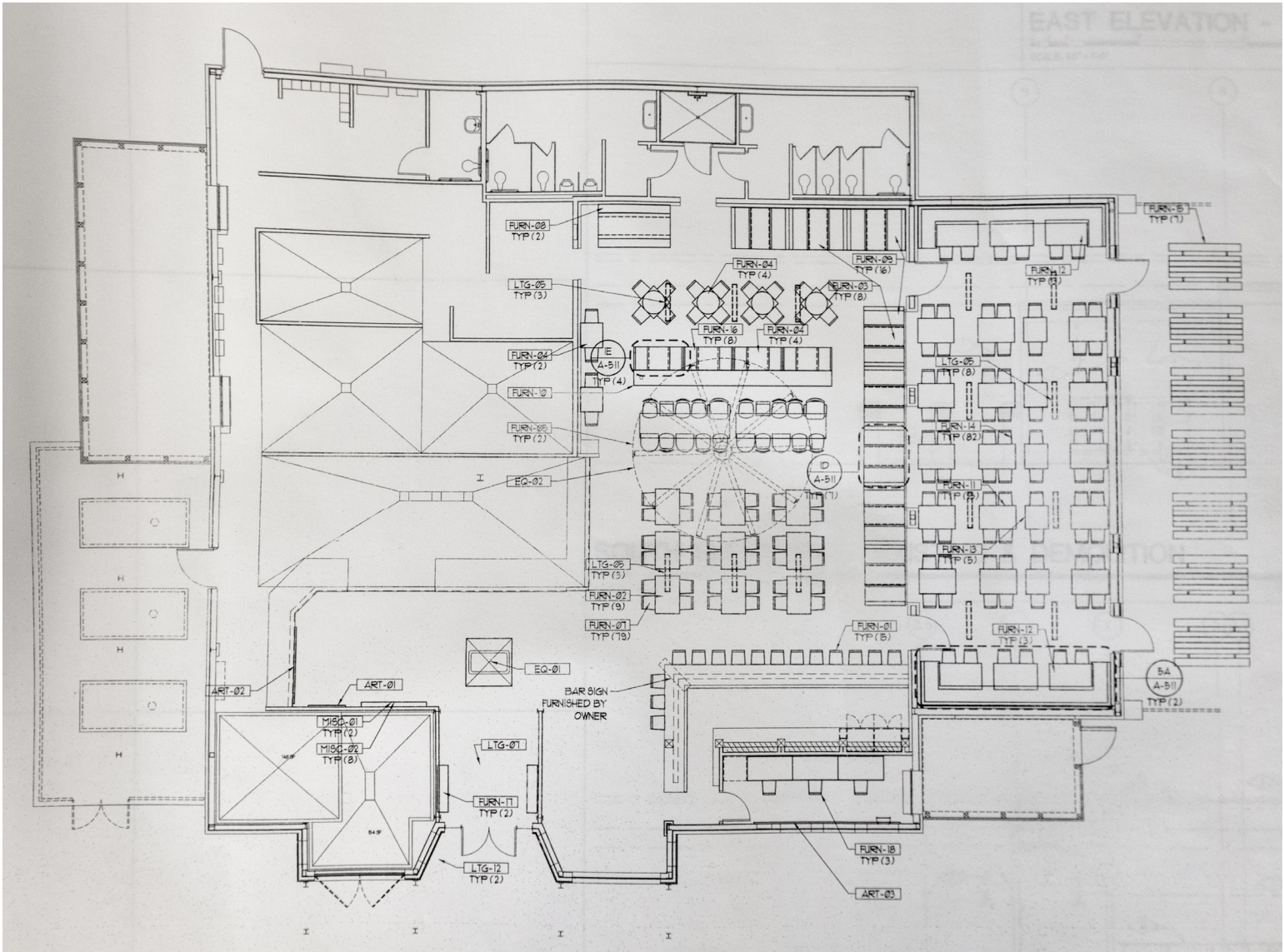




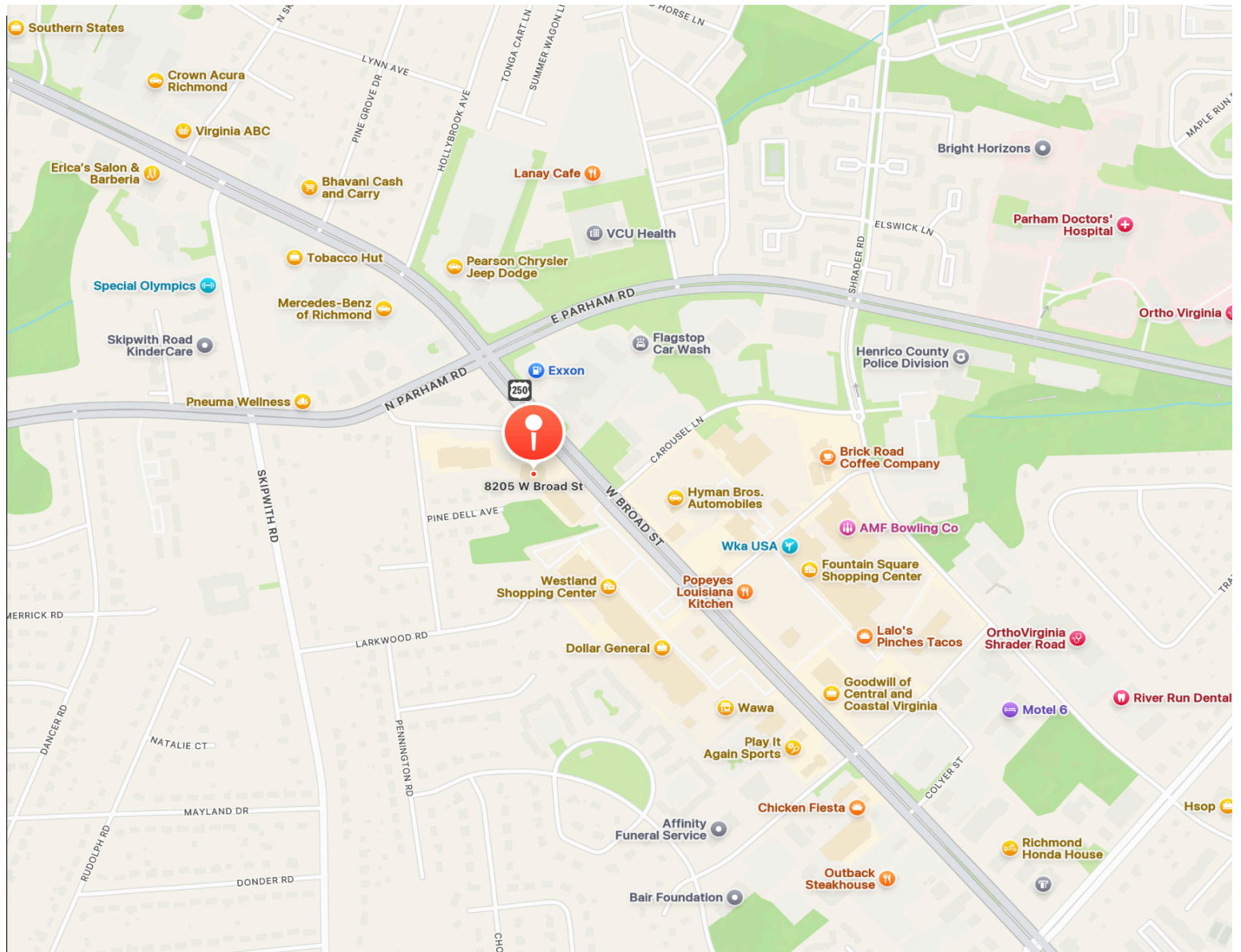












## WEST END

Situated in Richmond's thriving West End, this location offers excellent access to major roadways, strong daytime traffic, and proximity to a mix of residential neighborhoods and commercial hubs. With a well-established retail presence and consistent growth, the area supports a wide range of business opportunities.





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