

EXCLUSIVE LISTING

Renovated Historic 2-Story Duplex For Sale

Ideal for Owner Occupant | Right Across from Jefferson

FOR SALE



5 SOUTH ADAMS ST

RICHMOND, VA 23220

 **\$750,000**

PROPERTY HIGHLIGHTS

- ✓ END UNIT WITH PLENTY OF NATURAL LIGHT
- ✓ IDEAL FOR LIVE/WORK WITH POTENTIAL FOR STR USE
- ✓ HIGHLY WALKABLE TO VCU CAMPUS/ CAPITOL
- ✓ TURN-KEY/MOVE-IN READY

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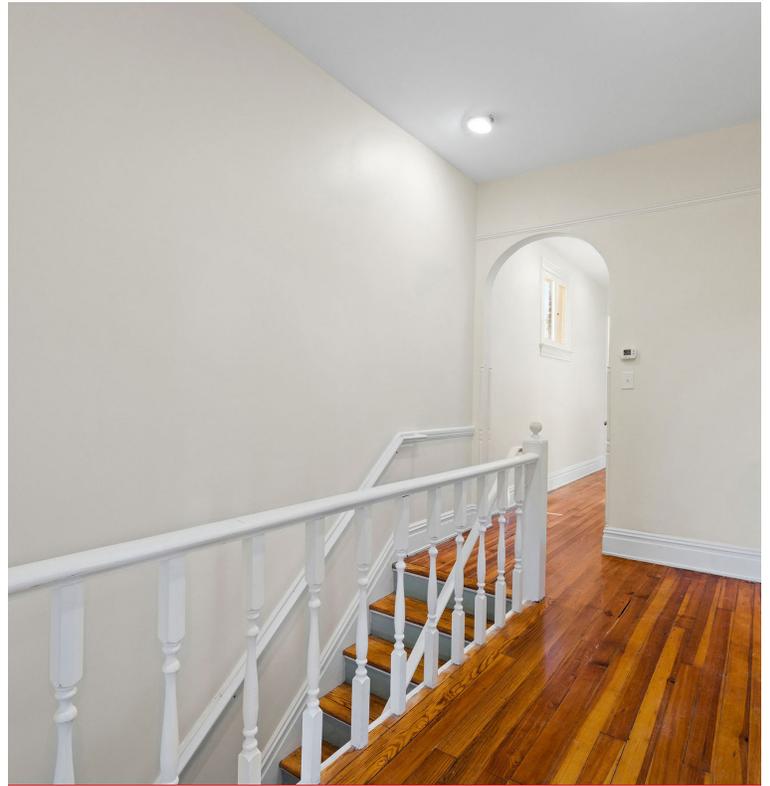


This beautifully restored two-story brick duplex at 5 S Adams Street offers a rare opportunity in the heart of Monroe Ward—directly across from the iconic Jefferson Hotel.

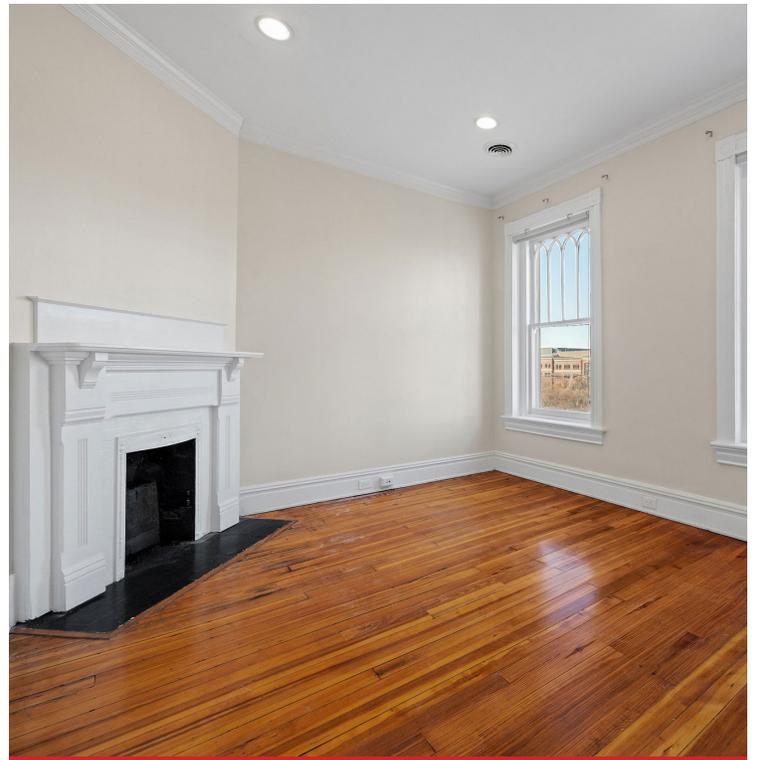
Built in 1900, the property retains its historic charm with many Georgian elements while benefiting from a full renovation that delivers modern functionality, comfort, and efficiency. As an end unit with prominent street presence, this grand building enjoys abundant natural light and strong visibility in one of Richmond’s most architecturally rich and walkable urban districts. The 1st floor layout works well for a small private office and includes 2 large offices, an open meeting room/space, restroom, and gourmet kitchen with commercial grade appliances as well as a charming private outdoor patio. Original trim work/molding, hardwood flooring, original fireplaces are located throughout complemented by modern recessed lighting. The 2nd floor layout could potentially work either for office or residential/apartment use and includes 3 offices or living spaces alongside a full bathroom and a wet/bar kitchenette.

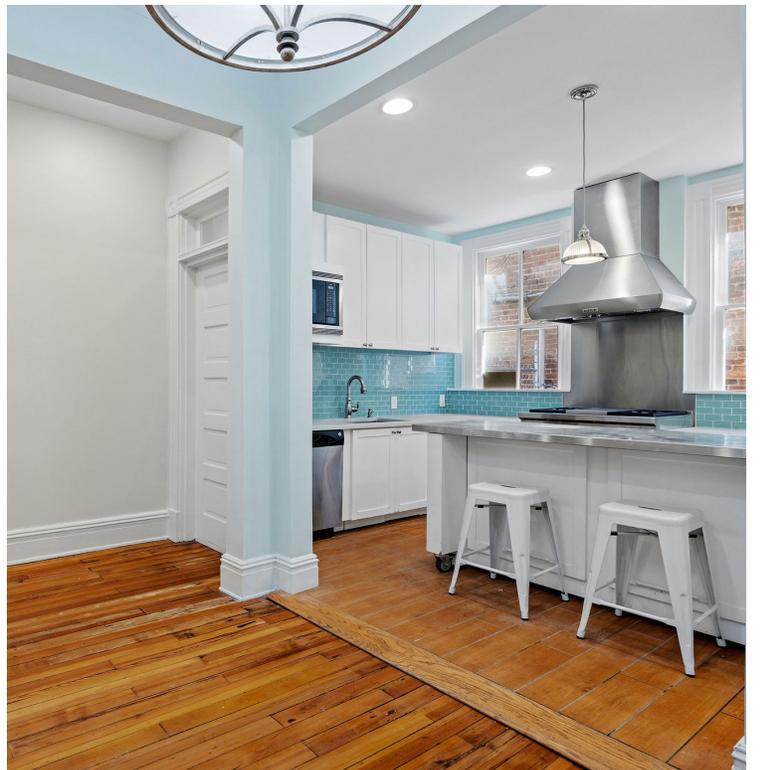
The property provides exceptional flexibility for a variety of users and enjoys excellent proximity to both the VCU and MCV campuses as well as the CBD and Capitol complex. It is perfectly suited for an owner-occupant seeking a distinctive urban headquarters or potentially live-work environment, or for an entry-level investor looking to secure a well-located asset in a steadily growing neighborhood. With its blend of historic character, modern upgrades, PRIME location, and adaptable layout, this duplex presents a standout, turn-key opportunity in Richmond’s urban core.

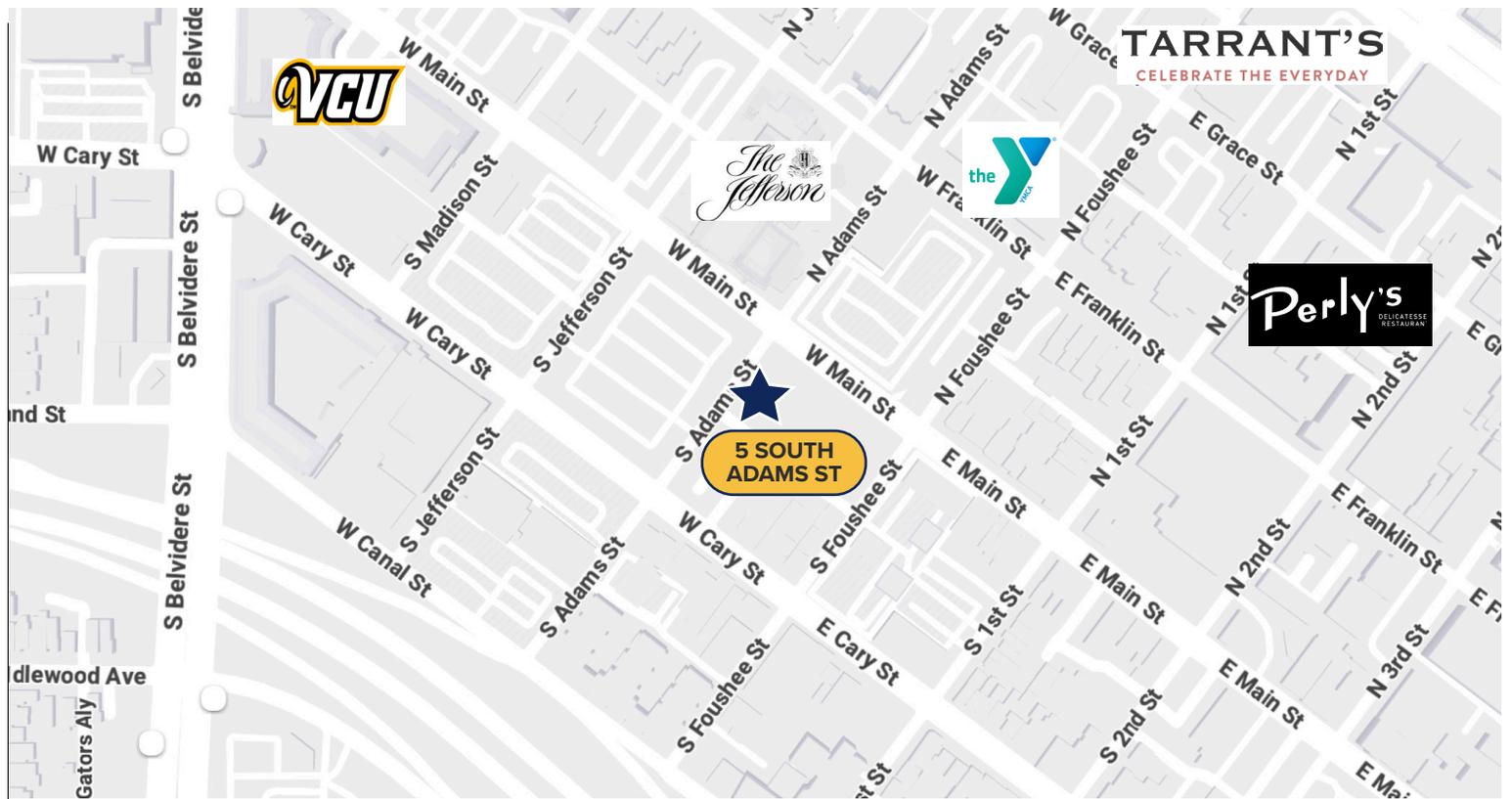
QUICK FACTS	
ADDRESS	5 S Adams St, Richmond, VA 23220
PID	W0000102036
ZONING	TOD-1
LOT SIZE	0.035
GBA	2,369
YEAR BUILT	1900
PRICE	\$750,000











MONROE WARD

Shockoe Bottom is one of Richmond's oldest and most historic neighborhoods. Today, as a center Monroe Ward is a dynamic and evolving neighborhood in the heart of Richmond, VA, seamlessly blending historic charm with modern vibrancy. Known for its walkability and central location, Monroe Ward sits between the bustling downtown district and the cultural energy of the Arts District, making it an attractive destination for professionals, creatives, and entrepreneurs alike. Tree-lined streets showcase a mix of historic townhomes, contemporary apartments, and repurposed commercial spaces, creating a unique architectural landscape that reflects the city's rich past and forward-thinking development.

The neighborhood is home to a diverse array of restaurants, cafés, and bars, offering everything from locally roasted coffee to fine dining experiences. Proximity to VCU's Monroe Park campus infuses the area with a youthful energy, while nearby cultural landmarks, such as the Virginia Repertory Theatre and the Institute for Contemporary Art, add depth to the local arts scene. With easy access to major roadways, public transit, and green spaces like Monroe Park, Monroe Ward offers a balance of convenience and character, making it one of Richmond's most sought-after urban neighborhoods.



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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