



Creative Office Development Opportunity

Historic Fan District Location

EXCLUSIVE LISTING

FOR SALE



1836 PARK AVENUE

RICHMOND, VA, 23220



\$1,199,000

PERFECT LOCATION FOR:

- ✓ CREATIVE OFFICE USE
- ✓ HIGH END CONDOMINIUMS
- ✓ TRADITIONAL OFFICE
- ✓ NON-PROFIT ORGANIZATIONS
- ✓ DYNAMIC CHURCHES

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COMMUNICATION: One South Commercial is the exclusive representative of Seller in its disposition of 1836 Park Ave. All communications regarding the property should be directed to the One South Commercial listing team.

PROPERTY TOURS: Prospective purchasers should contact the listing team regarding property tours. Please provide at least 72 hours advance notice when requesting a tour date out of consideration for current residents.

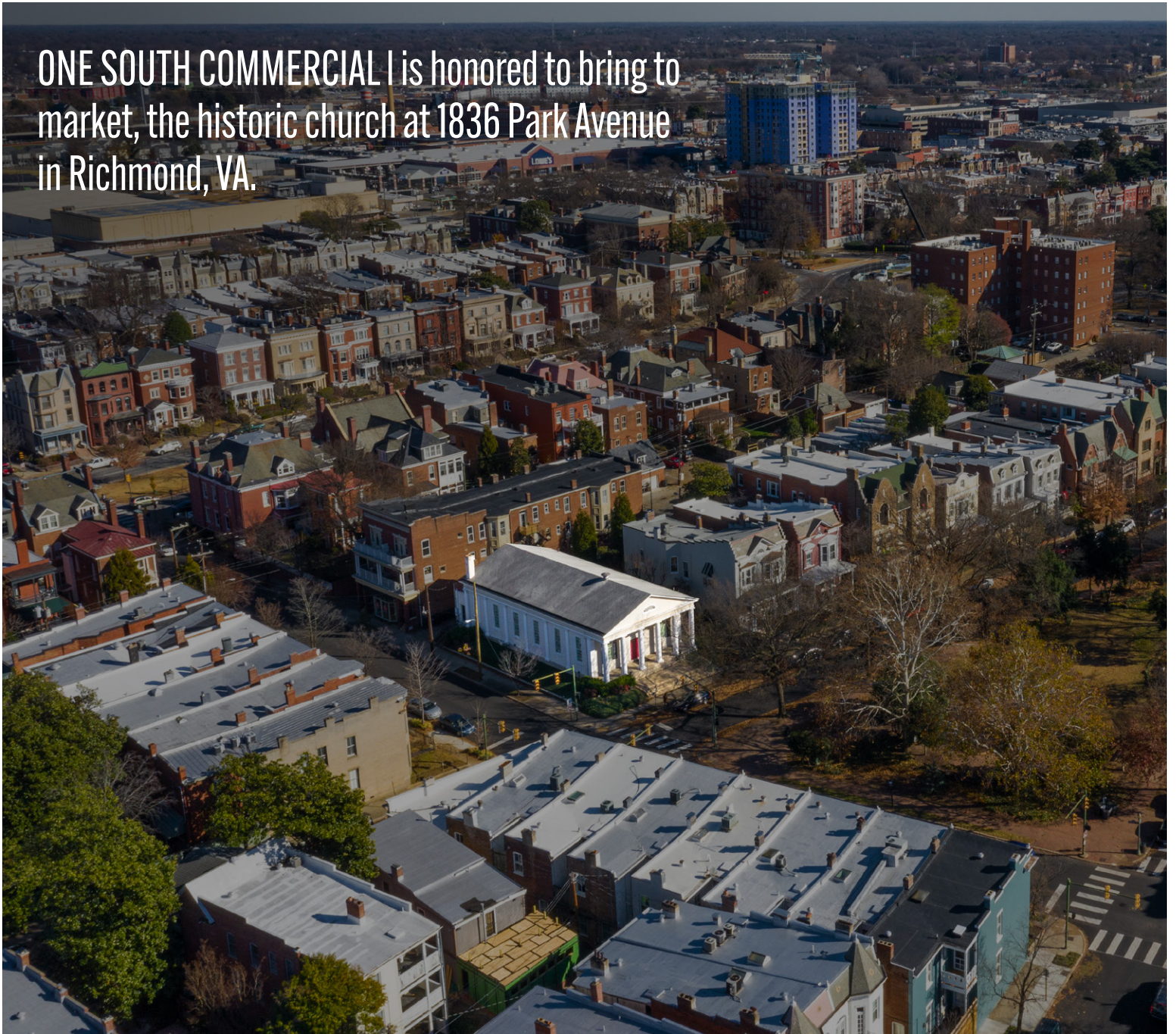
OFFERS: Offers should be submitted via email to the listing team in the form of a non-binding letter of intent and should include: 1) Purchase Price; 2) Earnest Money Deposit; 3) Due Diligence and Closing Periods.

DISCLAIMER*: This offering memorandum is intended as a reference for prospective purchasers in the evaluation of the property and its suitability for investment. Neither One South Commercial nor Seller make any representations or warranties with respect to the accuracy or completeness of the materials contained in the offering memorandum. Prospective purchasers should evaluate the property independently and rely solely on such independent evaluation in determining whether to purchase the property. The offering memorandum, pricing, and terms therein are subject to change or withdrawal at the discretion of Seller and One South Commercial, as Seller's exclusive representative.

**Information provided deemed reliable but not guaranteed*



ONE SOUTH COMMERCIAL I is honored to bring to market, the historic church at 1836 Park Avenue in Richmond, VA.



6,135 SF
GBA



.18 AC
PARCEL



1930
CONSTRUCTION



92
WALK SCORE



Situated at the idyllic intersection of Park and Meadow, the setting for this property is truly one of a kind.

1836 Park Ave sits directly across the street from Meadow Park, a gorgeous, landscaped triangle that gives this building a special feeling. It is in the heart of the historic Fan District, Richmond’s finest neighborhood of historic homes and commercial buildings.

Park Ave is, in the words of a local architect, “Richmond’s Gold Coast.” The facade is beautiful while giving a sense of prominence to the outside world. This is a building that people notice and would be a strong branding opportunity for any business or development.

1836 PARK AVE AT A GLANCE

ADDRESS | Richmond, VA 23220

PID | W000-0861-052

ZONING | R-6

GBA | 6,135 SF

LOT ACRES | 0.184 AC

ASKING PRICE | \$1,199,000

The interior of the building consists of nearly 6,200 square feet including the main floor, the lower level, the mezzanine and the very high ceilings within the rafters and roof beams. The volume in the space is exceptional. It will give architects and designers much to work with.

This type of property gives a developer or business owner a rare opportunity to work within a stunning historic structure to make an elegant interior.

THE PROPERTY IS PERFECT FOR SEVERAL USES:

- Creative Office use
- High End Condominiums
- Traditional Office (such as law or finance)
- Non-Profit Organizations
- Dynamic Churches, etc...





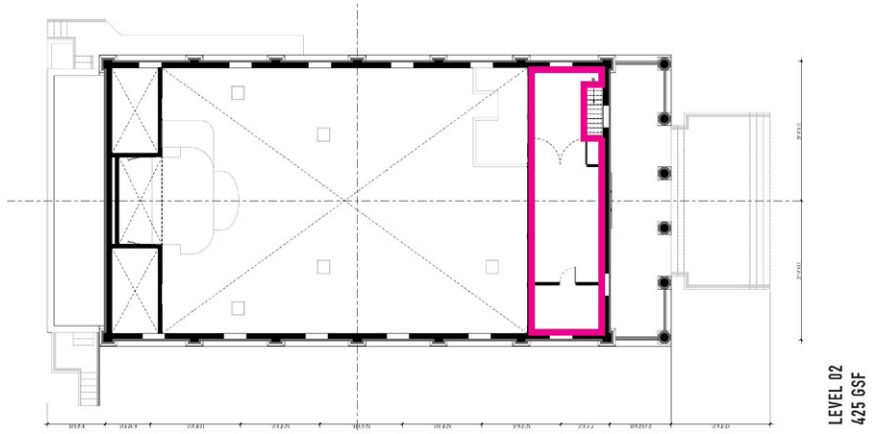
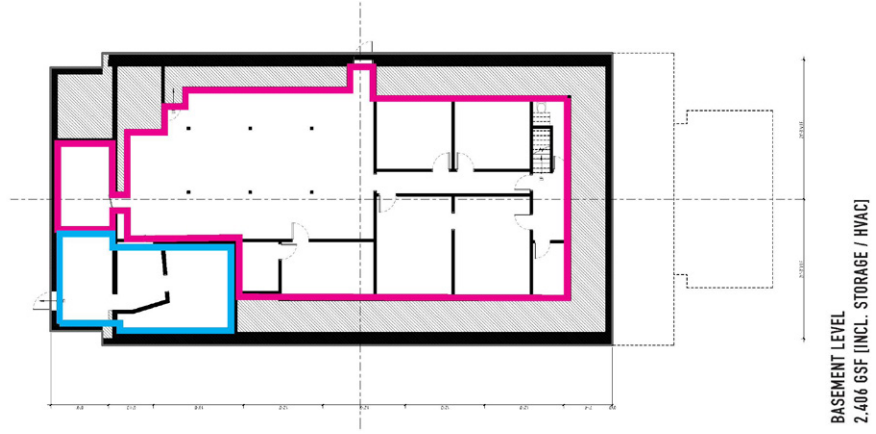


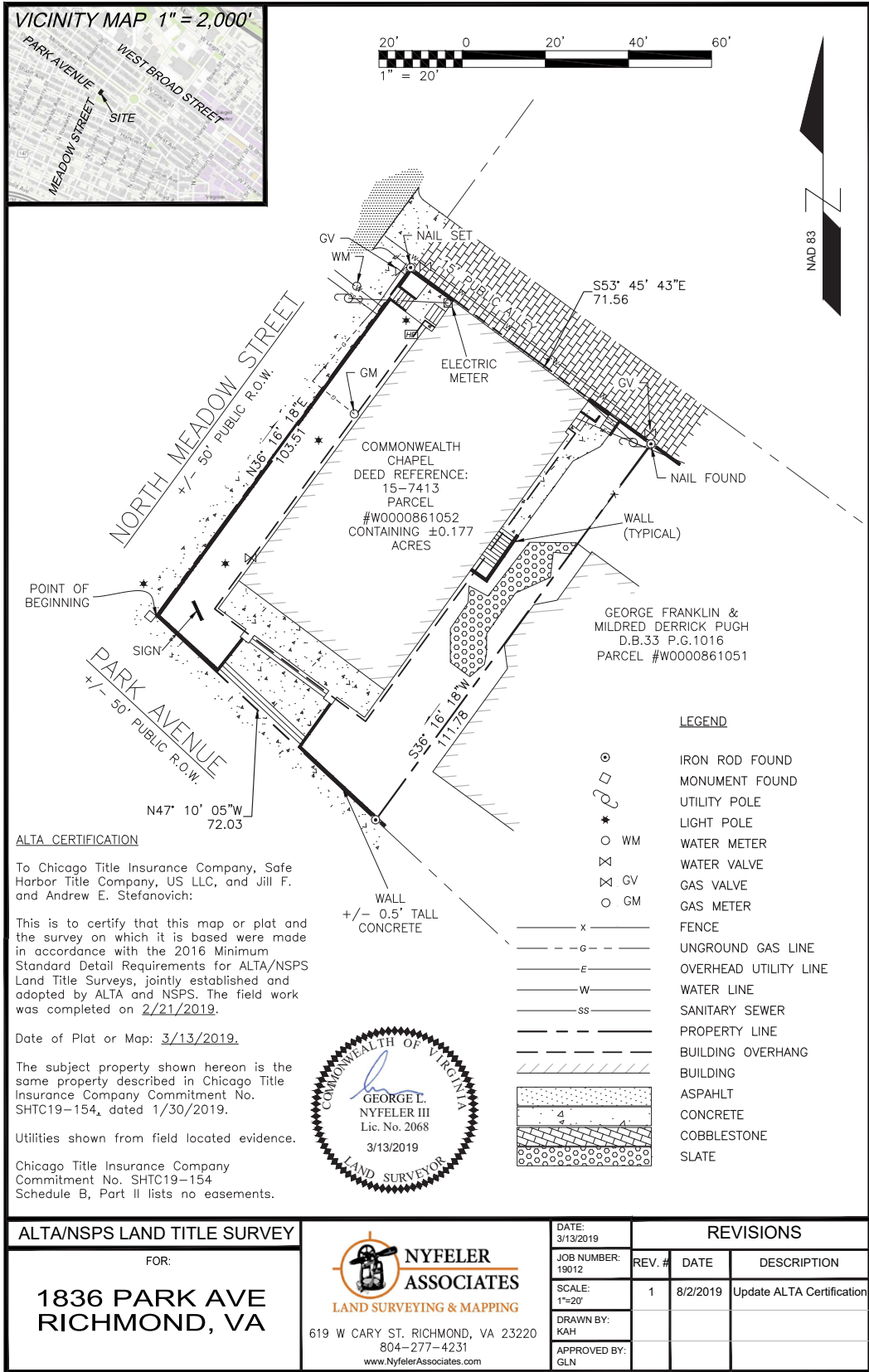
PHOTOS





1836 PARK AVENUE | FLOOR PLANS





ALTA CERTIFICATION

To Chicago Title Insurance Company, Safe Harbor Title Company, US LLC, and Jill F. and Andrew E. Stefanovich:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on 2/21/2019.

Date of Plat or Map: 3/13/2019.

The subject property shown hereon is the same property described in Chicago Title Insurance Company Commitment No. SHTC19-154, dated 1/30/2019.

Utilities shown from field located evidence.

Chicago Title Insurance Company
Commitment No. SHTC19-154
Schedule B, Part II lists no easements.



LEGEND

- IRON ROD FOUND
- MONUMENT FOUND
- UTILITY POLE
- LIGHT POLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- FENCE
- UNGROUND GAS LINE
- OVERHEAD UTILITY LINE
- WATER LINE
- SANITARY SEWER
- PROPERTY LINE
- BUILDING OVERHANG
- BUILDING
- ASPHALT
- CONCRETE
- COBBLESTONE
- SLATE

ALTA/NSPS LAND TITLE SURVEY

FOR:
**1836 PARK AVE
RICHMOND, VA**

NYFELER ASSOCIATES
LAND SURVEYING & MAPPING
619 W CARY ST. RICHMOND, VA 23220
804-277-4231
www.NyfelerAssociates.com

DATE:		REVISIONS		
DATE:	3/13/2019	REV. #	DATE	DESCRIPTION
JOB NUMBER:	19012	1	8/2/2019	Update ALTA Certification
SCALE:	1"=20'			
DRAWN BY:	KAH			
APPROVED BY:	GLN			

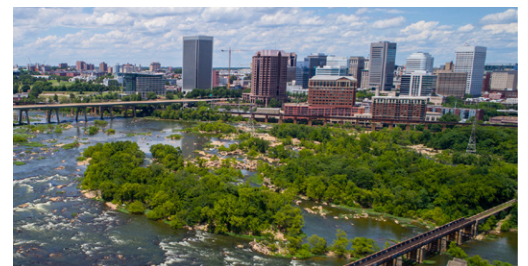




Richmond, VA is one of the oldest and most historic cities in the United States.

As the site of numerous seminal events in the nation’s history, Richmond has been a center for politics, trade, and commerce for over three centuries. Today, the metro area is home to more than 1.3 million residents and headquarters to ten Fortune 1000 companies including Altria Group, Carmax, Performance Food Group, and Dominion Energy.

In addition to its role as a business hub, Richmond serves a critical role as the center of health care, research, and education in the Mid-Atlantic region. Four universities are located within the metro area including Virginia Commonwealth University -- the largest university in Virginia -- and the VCU Health System are both located Downtown.



The James River and Downtown



Fan District



Located in Richmond's Historic Fan District - 1836 Park Avenue is just minutes away from Virginia Commonwealth University, Scott's Addition, and West Broad Street's Arts District.

The Fan District

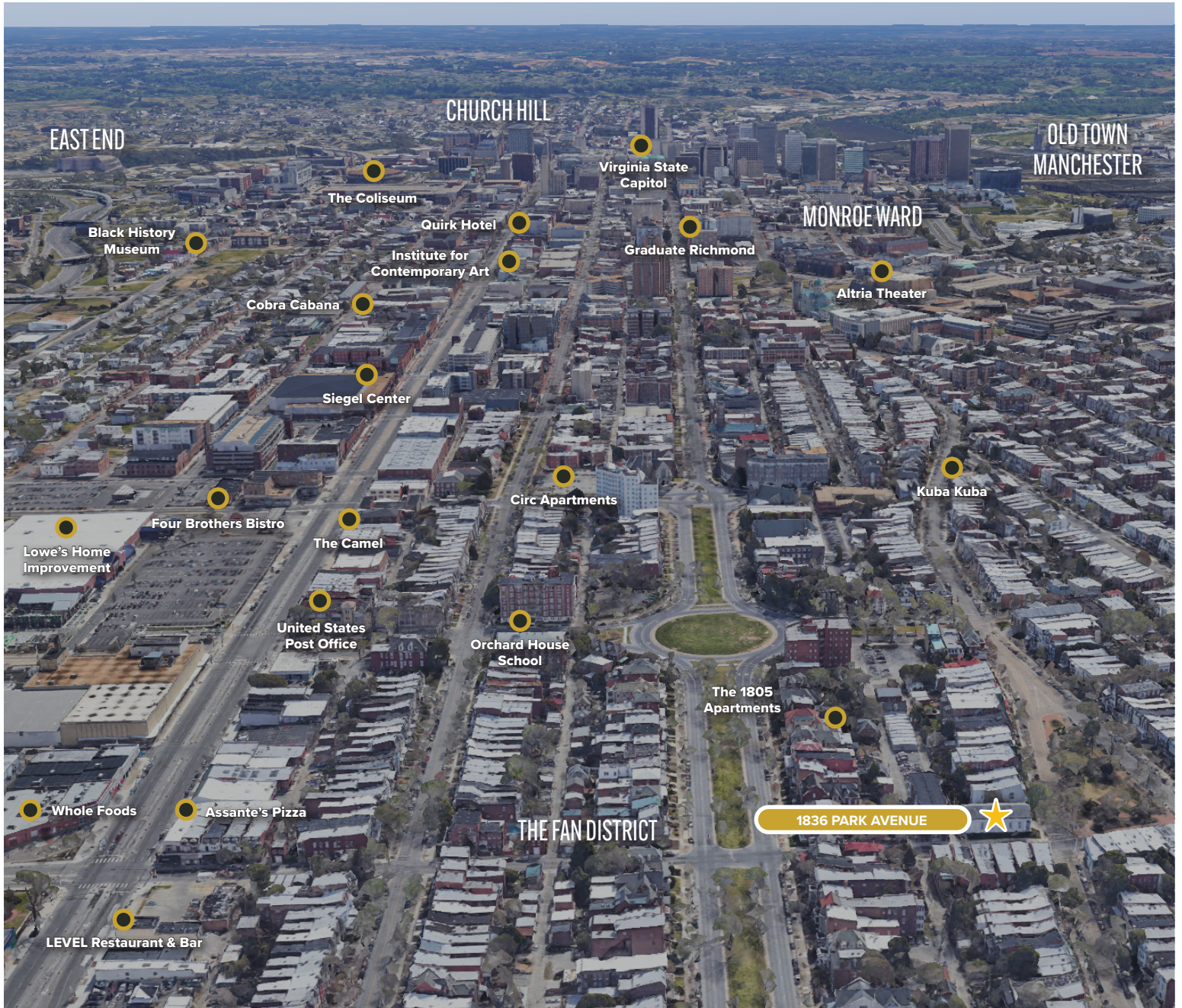
The famed Virginia Museum of Fine Arts (VMFA), the Virginia Museum of History and Culture, the Science Museum of Virginia, and the Children's Museum are also all conveniently located within walking distance of each other. In addition to museums, the location of this property provides numerous nearby entertainment options such as the **Bow Tie Theater** and **The Diamond**, home to the **Flying Squirrels** baseball club (AA Affiliate of the San Francisco Giants). Additionally, fine and performing art centers including the **Altria Theatre**, **Dominion Energy Center/ Carpenter Center**, the **Institute of Contemporary Art (ICA)**, and **The National** are located immediately east of the Fan in the heart of VCU and in the Downtown district.

In keeping with the early 20th century urban design philosophy, almost every location within the Fan is within a short walk of several restaurants and/or markets. Main Street and Robinson Street serve as commercial corridors, offering many restaurants, breweries, coffee shops, and more. Lombardy, Meadow, and Strawberry Street all have plenty of dining establishments and markets.

WALKABILITY SCORE

92

A WALKER'S PARADISE



Close proximity to entertainment, restaurants, VCU and the downtown business district makes this an ideal location for perspective residents from students to young professionals to families. 1836 Park Ave is a building that people notice and would be a strong branding for any business or development.

WALK SCORE: 92
TRANSIT SCORE: 52
BIKE SCORE: 90



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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