

21502 & 21500 Pickett Avenue  
Chesterfield, VA

For Sale



## Features

- Tax Parcel #780608229800000 and #780608239200000
- Formerly used as a Chesterfield Fire Station
- Zoned C-3 with conditions
- Consists of 4 bays, multi-purpose room, offices and an upstairs.

**Sale price \$448,500**



**Specter**

Properties, Inc.

P.O. Box 2455  
Chesterfield, VA 23832  
(804) 777-7070

Principal Broker

Mark B. Specter

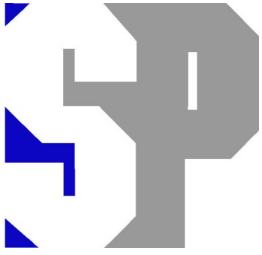
[mspecter@specterproperties.com](mailto:mspecter@specterproperties.com)

Associate Broker

Kevin Y. Specter

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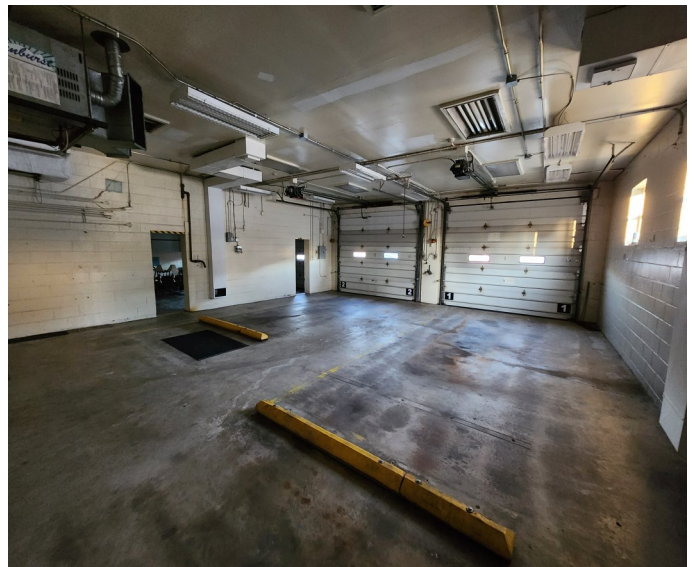
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**Proffered Condition (4/5/2023)**

1. Uses. The Property shall be limited to the following uses:
  - a. Uses permitted by-right or with restrictions in the Neighborhood Business (C-3) District with the following uses being prohibited:
    - i. Automobile self service station
    - ii. Automobile self service station, unmanned
    - iii. Automobile service station
    - iv. Automobile wash
    - v. Banks with a drive-in window
    - vi. Brewery, craft
    - vii. Check cashing incidental use
    - viii. Cocktail lounge
    - ix. Distillery, craft
    - x. Halfway house
    - xi. Nightclub
    - xii. Recycling receiving center, excluding recycling drop-off bins
    - xiii. Restaurant, fast food or drive-in
    - xiv. Winery, craft. (P)



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