

# Scott's Addition Commercial Condo Unit For Sale

1,100 SF Ground Floor | Newly Renovated

EXCLUSIVE LISTING

# FOR SALE



[www.hookladderrva.com](http://www.hookladderrva.com)

## HOOK & LADDER LOFTS 1716 SUMMIT AVENUE -SUITE 32

RICHMOND, VA 23230

 **\$399,950**

### PROPERTY HIGHLIGHTS

- ✓ NEWLY RENOVATED WITH OPEN COLLABORATIVE LAYOUT
- ✓ INCLUDES 1 DEDICATED OFF STREET PARKING SPACE
- ✓ RARE CHANCE TO SECURE A FOOTPRINT IN ONE OF THE CITY'S MOST VIBRANT DISTRICTS



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Offered for sale is a freshly renovated 1,100 SF ground floor office condo located in the heart of Scott's Addition, Richmond's most vibrant and rapidly evolving neighborhood.

Unit 32 is the sole commercial ownership opportunity within Scott Addition's newest condo conversion, Hook & Ladder Lofts. This high profile modern space is move-in ready, featuring high ceilings, concrete flooring, an expansive window line, and a newly installed kitchen—delivering the perfect mix of industrial style and contemporary functionality. With so much scaled neighborhood development and redevelopment over the last 10 years, this condo unit offers a rare entry level opportunity to own and occupy in Richmond's hottest submarket where commercial ownership opportunities are consistently in high demand.

Ideally positioned within walking distance to many of Richmond's top breweries, restaurants, and lifestyle amenities, this property also offers excellent proximity to I-95, I-64, and the transformative Diamond District redevelopment just blocks away. The mostly open layout is well-suited for a start-up, solopreneur, or design-focused business seeking a distinctive space with authentic character in one of the City's most sought-after locations.

Opportunities like this don't come around often—especially at this scale, in this location, and with this level of appeal.

QUICK FACTS

	1716 Summit Avenue -
ADDRESS	Suite 32, Richmond, VA 23230
PID	N0001720006
ZONING	B-7
GLA	1,100 SF
LOT SIZE	1.1995 AC (condo unit)
YEAR BUILT	1900
SALE PRICE	\$399,950

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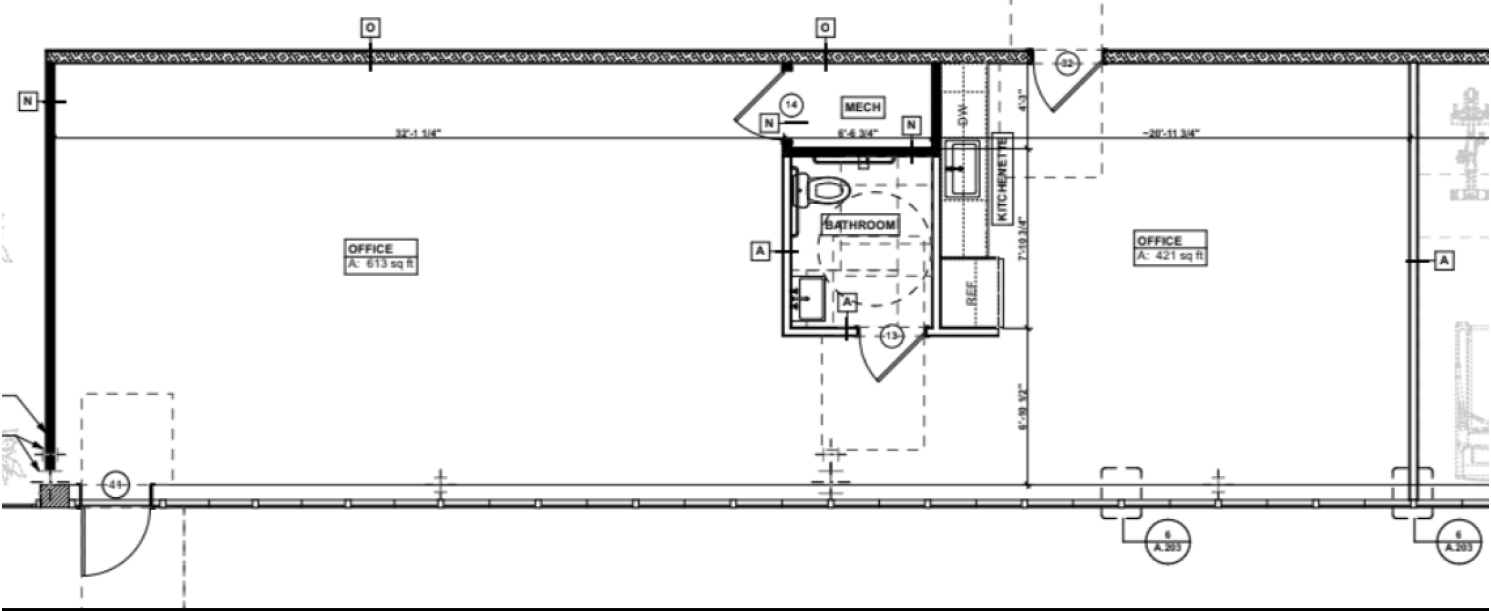














## THE DIAMOND DISTRICT

After decades of back and forth and failed attempts at revitalizing the 60+ acres that surrounded Richmond's 40 year old baseball stadium, the newly formed Diamond District is finally a go.

When completed:

- 60+ acres / \$2.4B of investment
- More than 1,000 new apartments
- 100 condos
- A 180-room hotel
- 58,000 square feet of new retail
- 1,700 garage parking spaces
- An 11-acre park, plaza, and skate park

Hook and Ladder's location in the NE corner of Scott's Addition brings the Diamond District and new stadium within a close walk and even offers panoramic stadium views from several of the units.

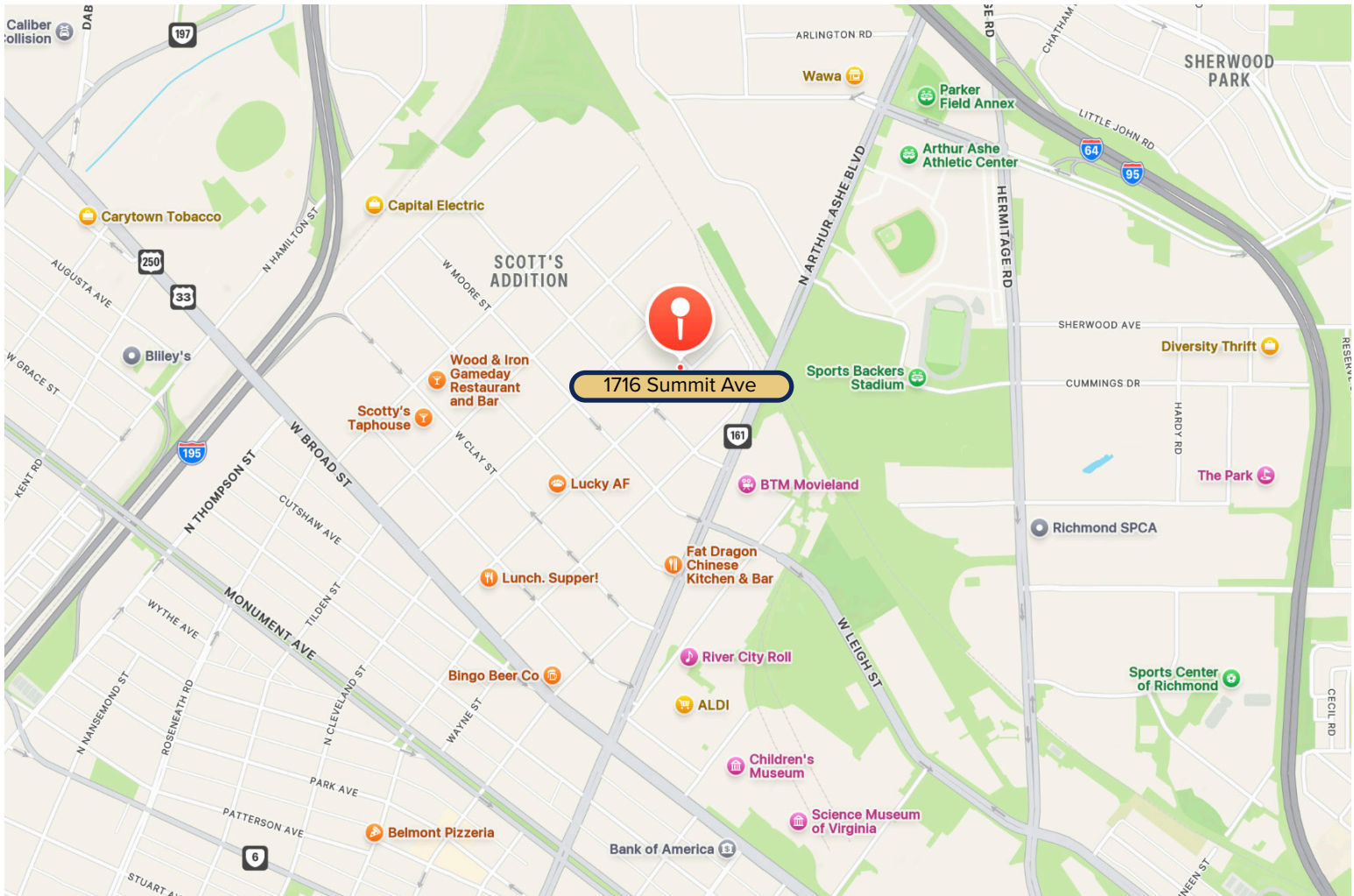




# SCOTT'S ADDITION

Scott's Addition is one of Richmond's most vibrant and rapidly evolving neighborhoods, known for its dynamic blend of historic charm and modern innovation. Once an industrial district, it has transformed into a thriving hub for creative businesses, award-winning breweries, popular restaurants, luxury apartments, and boutique fitness studios. The area's adaptive reuse of historic warehouses and factories has attracted a diverse mix of tenants—from tech startups and design firms to retail brands and entertainment venues—making it a sought-after destination for both locals and visitors.

With excellent access to I-95, I-64, and the Downtown Expressway, Scott's Addition offers unbeatable connectivity while maintaining a walkable, energetic urban atmosphere. Its proximity to the Fan, Museum District, and Downtown Richmond further enhances its appeal. Whether you're an investor, business owner, or developer, Scott's Addition represents a prime opportunity to be part of Richmond's continued growth in one of its most desirable and forward-thinking 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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