

For Sale | Office



318 W Broad St

Richmond, VA 23220



6641 W Broad Street | Richmond, VA 23230 | 804.270.9440 | joynercommercial.net

Property Summary



PROPERTY DESCRIPTION

This exceptional turnkey investment property is fully leased with one commercial ground floor tenant and two apartments above having gross income of \$75,326 in 2023. Well located in the heart of the Arts District and fully renovated, this solid income producing investment has 3,408 sf of commercial space with lease term running through 4/30/25 along with 1,300 sf one bedroom and 575 sf studio apartments. Each with their own washer and dryer, the apartments are well appointed with granite countertops and hardwood floors. Capital expense upgrades include both a new HVAC unit and sewer line replacement in 2023.

PROPERTY HIGHLIGHTS

- 6,816 SF, 3 unit investment Zoned B-4 mixed use
- Excellent VCU area and business location
- 100% occupancy with strong rental history
- Recent rent escalation on commercial lease
- Well-maintained with capital building upgrades

Offering Summary

Sale Price:	\$1,100,000
Number of Units:	3
Lot Size:	0.079 Acres
Building Size:	6,816 SF
NOI:	\$59,362.00
Cap Rate:	5.4%

Demographics	1 Mile	3 Miles	5 Miles
Total Households	13,141	68,486	123,674
Total Population	30,189	141,715	270,666



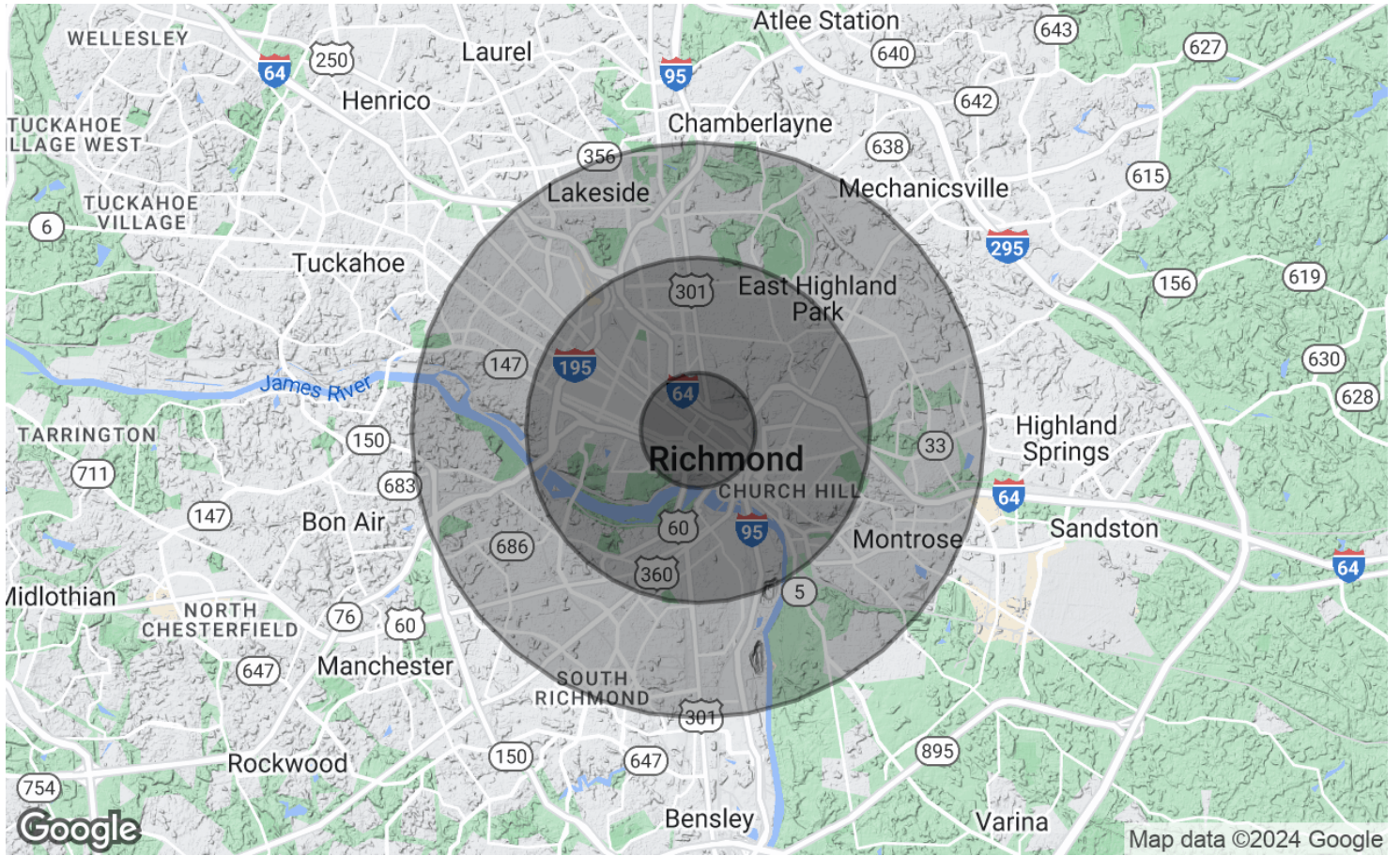
Additional Photos



Retailer Map



Demographics



	1 Mile	3 Miles	5 Miles
Total Population	30,189	141,715	270,666
Total Households	13,141	68,486	123,674
Avg. Household Income	\$75,544	\$86,792	\$88,460



Joyner Commercial has established a reputation as Richmond's premier commercial real estate company, delivering unparalleled guidance and market expertise. Attentive professional service has been at the heart of our business since our founding in 1973, and it remains a critical component of our working relationships today. The key to Joyner's success is simple. We build lasting relationships by knowing our clients and understanding their priorities. With Joyner, you get a trusted partner and advocate committed to providing realistic solutions to your property or investment needs.



Bill Phillips, CCIM

Senior Associate

804.967.2739

bill.phillips@joynercommercial.net



804.270.9440 | joynercommercial.net
6641 W Broad Street Richmond, VA 23230

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

© 2023 Joyner Fine Properties