

Northside Fully Leased Built-As Quadplex

Value Add with Development Potential on 0.361 Acre Lot

EXCLUSIVE LISTING

FOR SALE



4913 CHAMBERLAYNE AVE

RICHMOND, VA 23227

 **\$550,000**

PROPERTY HIGHLIGHTS

- ✓ BUILT AS QUADPLEX
(SEPARATELY METERED UTILITIES)
- ✓ FULLY LEASED
- ✓ OVERSIZED LOT WITH DEVELOPMENT
POTENTIAL (0.361 ACRE)
- ✓ VALUE-ADD OPPORTUNITY
- ✓ OFF STREET PARKING

20  08
**ONE SOUTH
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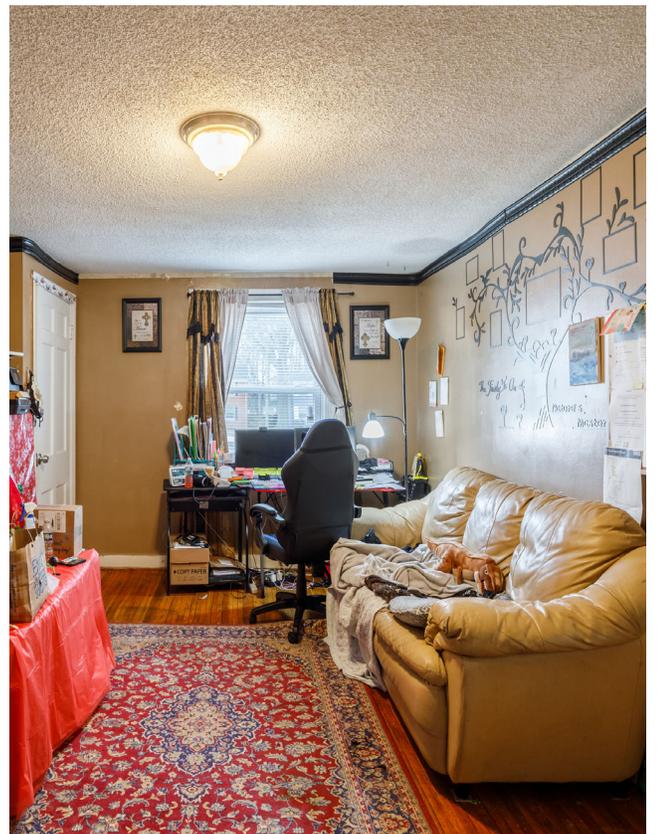


Located along the growing Chamberlayne Avenue corridor in Richmond’s Northside, 4913 Chamberlayne Avenue is a well-maintained as-built four-unit multifamily property offered fully leased, providing immediate and stable cash flow for investors.

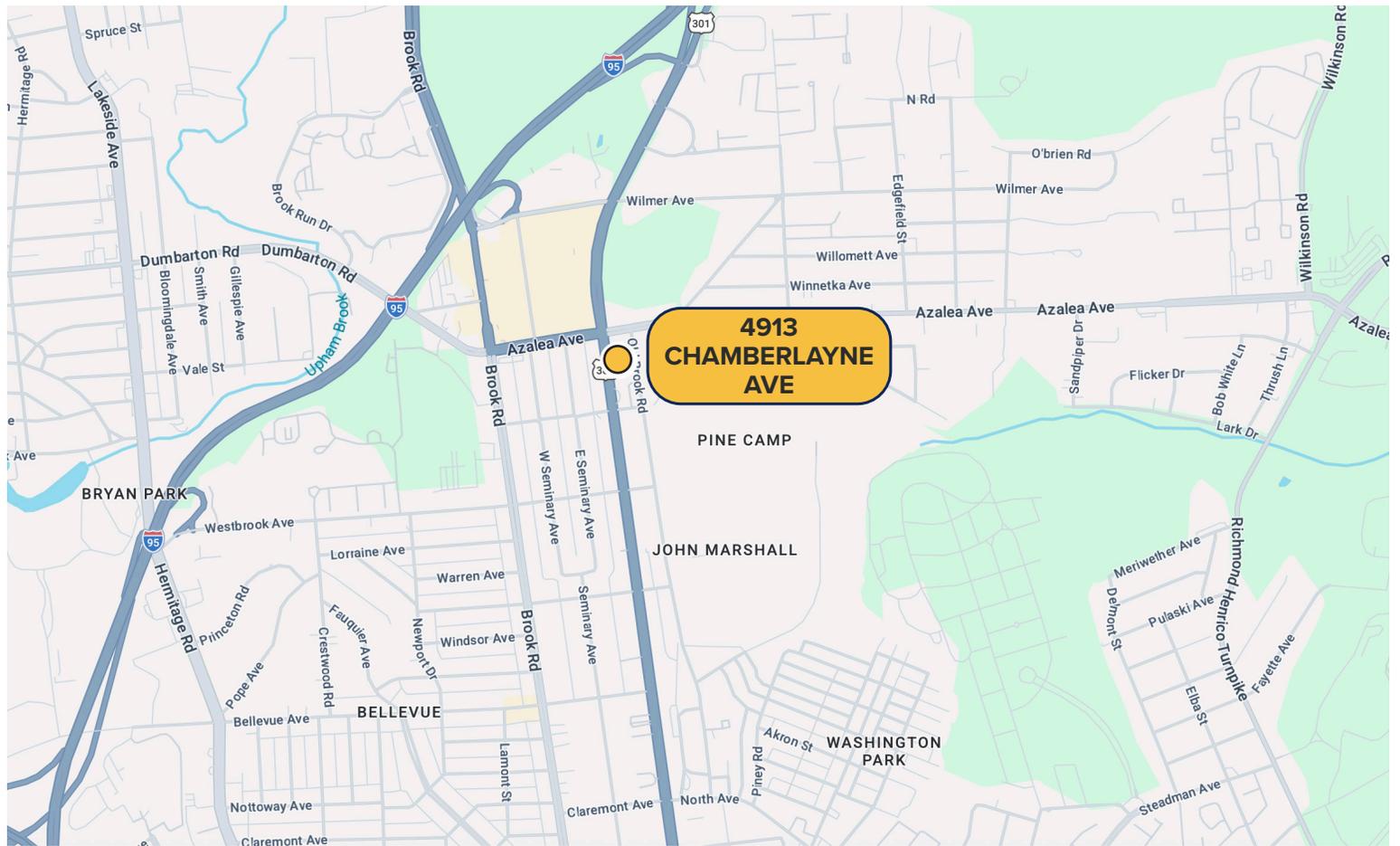
Each unit is separately metered for utilities, creating operational efficiency and minimizing owner expenses while appealing to tenants seeking independent living arrangements. The property’s strong in-place occupancy and desirable unit mix position it as an attractive, low-management investment within a steadily improving submarket.

Situated on a generously oversized lot, the property also offers compelling long-term upside with potential for additional development, ADU or expansion, subject to zoning and approvals. One of the four units has already been renovated, demonstrating the opportunity to further enhance rents and overall value through strategic upgrades to the remaining units. This combination of stable income, value-add potential, and future redevelopment optionality makes 4913 Chamberlayne Avenue an ideal acquisition for both seasoned and emerging multifamily investors.

QUICK FACTS	
ADDRESS	4913 Chamberlayne Ave, Richmond, VA 23227
PID	N017-0191-003
ZONING	R-48
GLA	3,538 SF
LOT SIZE	0.36 AC
UNITS	4
YEAR BUILT	1946
PRICE	\$550,000







THE NORTHSIDE

Richmond's Northside is a vibrant collection of historic neighborhoods like Ginter Park, Bellevue, Barton Heights, and Highland Park, each offering a distinct character rooted in the city's late 19th- and early 20th-century growth. The area is celebrated for its well-preserved architecture, including Craftsman bungalows, Colonial Revivals, and stately early brick homes, alongside pockets of newer infill and renovated residences that blend modern comfort with historic charm.

Residents benefit from convenient access to shopping, dining, and entertainment along Chamberlayne Avenue, Brookland Park, and nearby retail hubs, while parks, trails, and community centers provide abundant recreational opportunities. Healthcare services are readily available, with major hospitals and specialty clinics a short drive away. Families enjoy a mix of well-regarded public schools and private educational options.



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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