

20-Unit Multifamily Investment Ginter Park Neighborhood

EXCLUSIVE LISTING

FOR SALE



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**ONE SOUTH
COMMERCIAL**

3618 CHAMBERLAYNE AVE

RICHMOND, VA 23227

 **\$2,600,000**

PROPERTY HIGHLIGHTS

- ✓ GINTER PARK NEIGHBORHOOD
- ✓ 20 ONE-BEDROOM UNITS
- ✓ AMPLE PARKING
- ✓ CORNER LOT
- ✓ FULLY LEASED

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One South Commercial is excited to present the exclusive listing for 3618 Chamberlayne Avenue a 20-unit apartment building located on a prime corner lot in Richmond’s Northside.

This property is an excellent investment opportunity with strong upside potential. Each of the units are spacious one-bedroom floor plans that have been well maintained. Recent improvements include upgraded common area finishes and kitchen and flooring updates in select units. The building also has a common laundry room for the convenience of the residents. Located on the corner of Chamberlayne Ave & Laburnum Ave, this property offers excellent street visibility and easy access for residents to the building parking lot. The surrounding area is filled with amenities such as supermarkets, schools, and public transportations, making it an attractive location for residents. The current rents present a great opportunity for investors to increase income potential of the property. With some continued upgrades and improvements, the property has the potential to attract higher paying tenants and generate significant returns. Overall, this is a fantastic investment opportunity for a commercial real estate investor. The combination of upside and a prime location make this property a smart choice for anyone looking to add a valuable asset to their portfolio.

QUICK FACTS

ADDRESS	3618 Chamberlayne Ave, Richmond, VA 23227
PID	N0001749001
ZONING	R-48
GLA	13,212 SF
LOT SIZE	0.605 AC
UNITS	20
PRICE	\$2,600,000

UPSIDE POTENTIAL

Current Avg. Rent	\$918/month
Market Rent	\$1,050/month









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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