

Multifamily Investment Opportunity

Renovated Historic Building in Richmond's HOT Manchester Neighborhood with 12-Units and Off-Street Parking

EXCLUSIVE LISTING

**FOR
SALE**



20 08
**ONE SOUTH
COMMERCIAL**

601 STOCKTON STREET

RICHMOND, VA 23224

 **\$2,200,000**

PROPERTY HIGHLIGHTS

- ✓ **PRIME LOCATION IN MANCHESTER**
- ✓ **STRONG RENTS WITH OPPORTUNITY FOR GROWTH**
- ✓ **POTENTIAL FOR CONDO CONVERSION WITH ADJACENCY TO A NEW TOWNHOME DEVELOPMENT**
- ✓ **AMPLE OFF-STREET PARKING: 18 SPACES**

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Discover a rare chance to acquire a stabilized, income-producing multifamily asset in one of Richmond’s fastest-growing urban neighborhoods. 601 Stockton Street is a 12-unit apartment community located in the heart of Manchester, a district known for robust redevelopment, walkability, and strong rental demand.

Property Highlights

- 12 Total Units – Well-maintained, consistently leased apartment community
- 18 Off-Street Parking Spaces – A rare and highly desirable amenity in an urban neighborhood
- Prime Manchester Location – Walkable to Hull Street’s growing lineup of restaurants, breweries, retail, and new mixed-use development
- Strong Rental Demand – Manchester continues to see rising rents and high occupancy
- Turnkey Investment – Immediate cash flow with future value-add opportunities
- Condo Conversion Potential – Property layout and parking availability present an attractive opportunity for future condominium sell-off
- Urban Convenience – Minutes to Downtown Richmond, the James River Park System, and major employment centers
- Excellent Access – Close proximity to I-95, the Downtown Expressway, and public transit

Investment Summary

601 Stockton Street gives investors the rare chance to control a well-located, manageable multifamily asset with multiple strategic exit options. With strong in-place performance, 18 dedicated parking spaces, and potential for future condo conversion, the property is positioned to capture both immediate income and long-term appreciation as the Manchester neighborhood continues to evolve.

QUICK FACTS

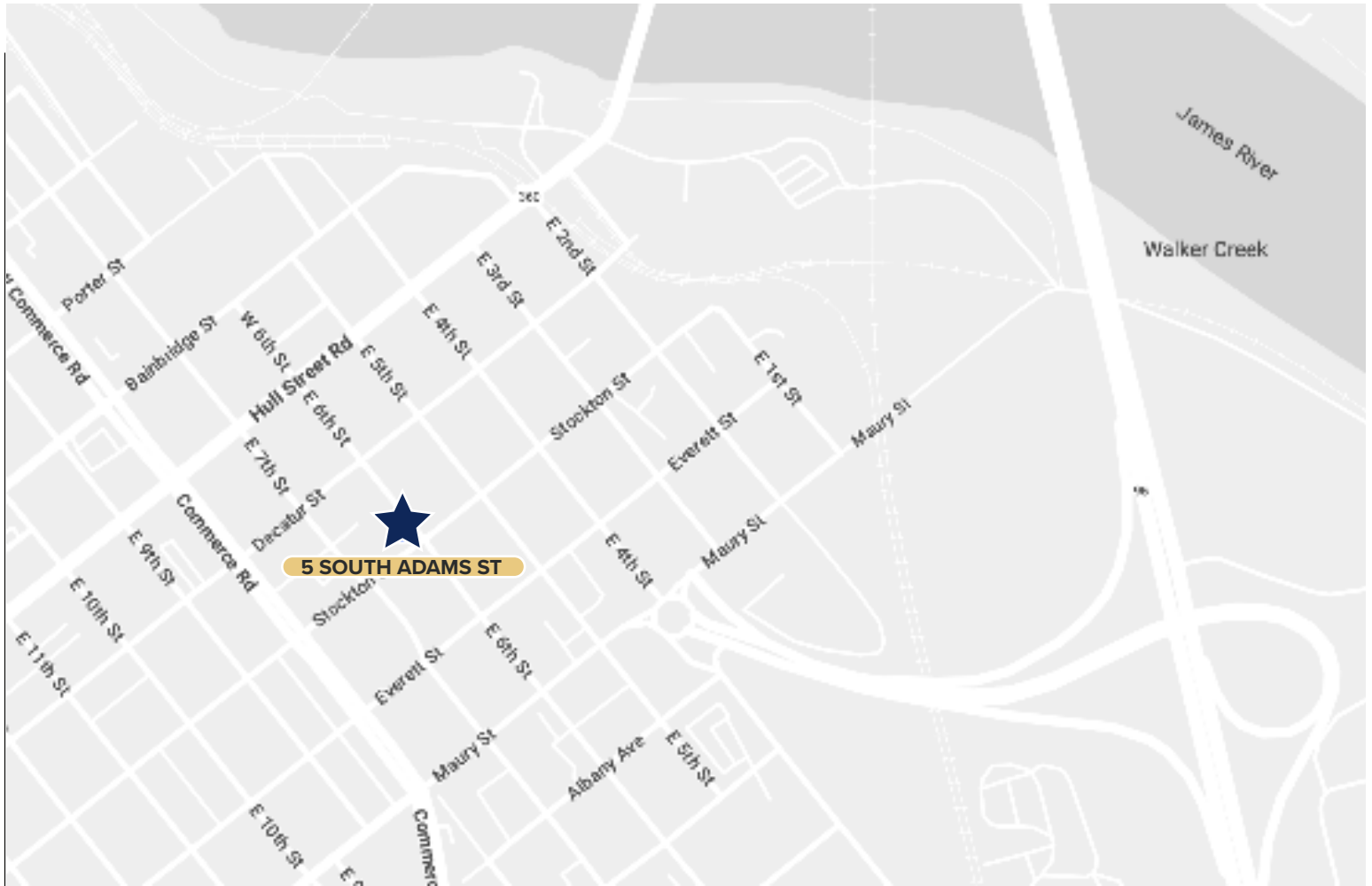
ADDRESS	601 Stockton Street, RVA 23224
PID	S0000110011
ZONING	B-7
LOT SIZE	0.470 AC
GBA	10,152 SF
YEAR BUILT	1910
RENOVATED	2015
UNITS	12











MANCHESTER

Located just across the James River from downtown, Manchester is one of Richmond's fastest-growing neighborhoods, blending historic character with modern development. Once an industrial hub, the area has transformed into a vibrant community with renovated warehouses, sleek new construction, and a thriving mix of apartments, offices, and local businesses. With scenic views of the city skyline, easy access to major highways, and a growing number of restaurants, breweries, and cultural destinations, Manchester continues to attract residents, visitors, and investors seeking the energy of an urban lifestyle paired with the charm of a walkable neighborhood.



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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