

Six Unit Multi-Family Investment

Museum District | Near Scott's Addition | Value Add

EXCLUSIVE LISTING

FOR SALE



20 08
ONE SOUTH
COMMERCIAL

3230 WEST GRACE STREET

RICHMOND, VA 23221

 **\$1,075,000**

PROPERTY HIGHLIGHTS

- ✓ MUSEUM DISTRICT
- ✓ WALK TO SCOTT'S ADDITION
- ✓ OFF STREET PARKING
- ✓ FULLY LEASED
- ✓ MINI SPLIT AC

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Nestled in the heart of Richmond’s prestigious Museum District, 3230 W Grace Street offers an exceptional living experience.

This charming property features six well-appointed 1-bedroom/1-bathroom apartments, each equipped with modern mini-split AC systems and the convenience of onsite laundry facilities.

Strategically located at the corner of West Grace and Tilden, residents benefit from ample on-street parking as well as several dedicated off-street parking spaces. The property’s prime location ensures high accessibility to the vibrant Scott’s Addition, known for its plethora of restaurants and cafés, creating a lively and convenient lifestyle.

Cultural enthusiasts will appreciate the proximity to two world-class museums, while commuters will find the GRTC Pulse just a few blocks away, providing seamless connectivity throughout the city.

With a strong history of high occupancy and low tenant turnover, this property represents a stable and lucrative investment opportunity. The demand for such desirable apartments significantly exceeds supply, promising continuous appreciation in value. As the neighborhood continues to flourish, investing in 3230 W Grace Street guarantees a resilient and rewarding asset.

QUICK FACTS	
ADDRESS	3230 W Grace St Richmond, VA 23221
PID	W0001480035
ZONING	R-6
GLA	3,300 SF
LOT SIZE	0.142 AC
YEAR BUILD	1950
OCCUPANCY	100%
SALE PRICE	\$1,075,000



MUSEUM DISTRICT



Nestled in the heart of Richmond, the Museum District is a vibrant neighborhood that perfectly blends historic charm with contemporary living. Home to esteemed institutions like the Virginia Museum of Fine Arts and the Science Museum of Virginia, it's a haven for art, history, and science enthusiasts.

Stroll through streets lined with beautifully preserved early 20th-century homes in styles such as Colonial Revival, Tudor, and Mediterranean. The friendly, tight-knit community hosts regular events, farmers' markets, and festivals, fostering a strong sense of belonging.

Despite its historic ambiance, the Museum District features modern amenities, including chic boutiques, gourmet restaurants, and cozy cafes. Nearby parks provide ample opportunities for outdoor activities. With easy access to major highways and public transportation, commuting and exploring Richmond is convenient.

Families will appreciate the proximity to top-rated schools and educational programs offered by local museums. As one of Richmond's most desirable neighborhoods, the Museum District is a smart investment, promising both a home and property value appreciation.





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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