



# FOR SALE

## OFFICE



101 COWARDIN AVENUE  
Richmond, VA 23224

Built in 1986, and located in the up and coming Manchester area of South Richmond, and in the Opportunity Zone and Enterprise Zone, this three-story medical building is available for immediate purchase. Sitting on the corner of Bainbridge and Route One, the 1.59 acre property provides ample on site parking.

**SALE PRICE** \$3,750,000  
**BUILDING SIZE** 36,983 SF

**PARCEL SIZE:** 1.59 ACRES

**ZONED:** R-53

**TYPE:** Commercial

**SUB-TYPE:** Medical

**USE:** Office

**NUMBER OF FLOORS:** 3

**PARKING DETAILS:** Parking lot with 117 surface spaces.

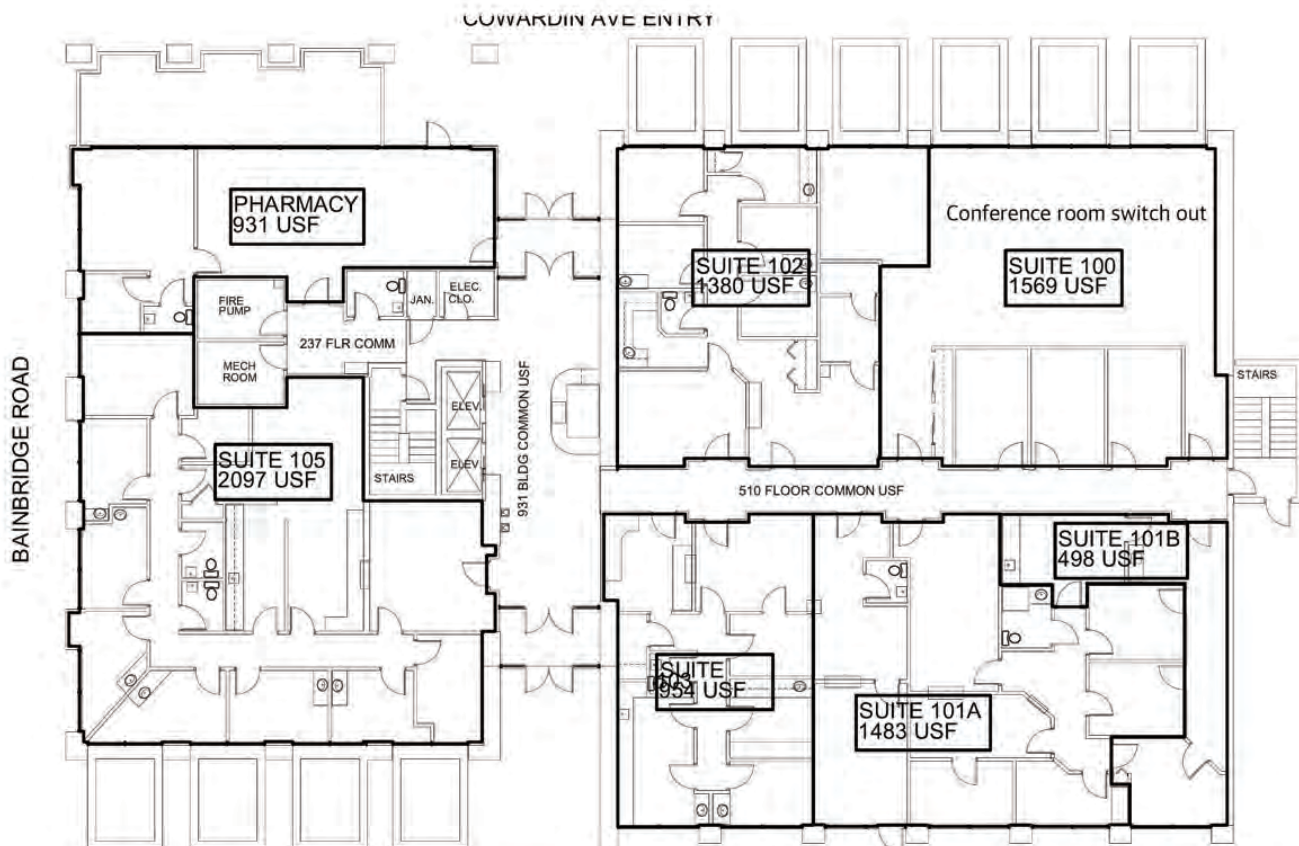




4501 E Main St. Suite A | Richmond, VA. 23231 | 804.293.2621 | [www.ICONcommercialva.com](http://www.ICONcommercialva.com)



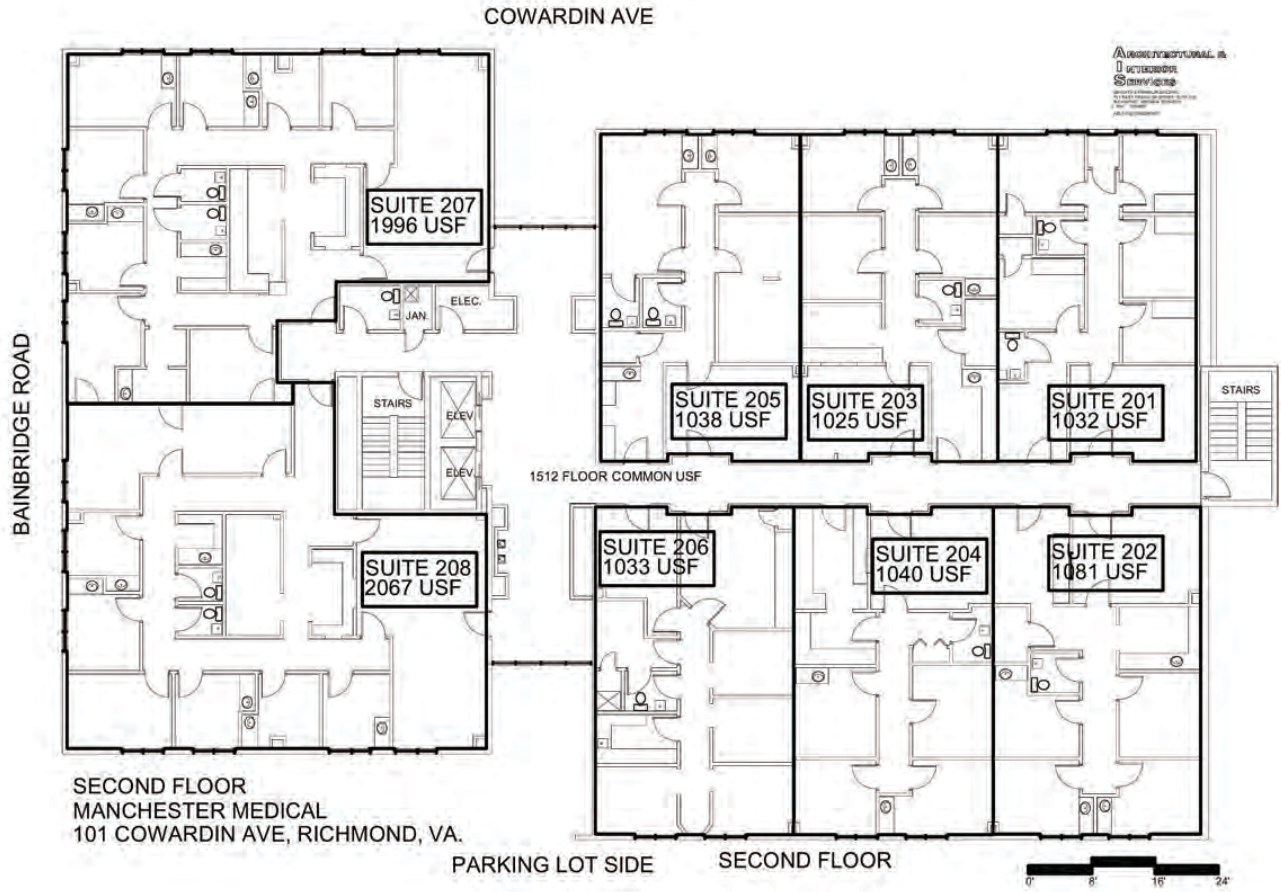


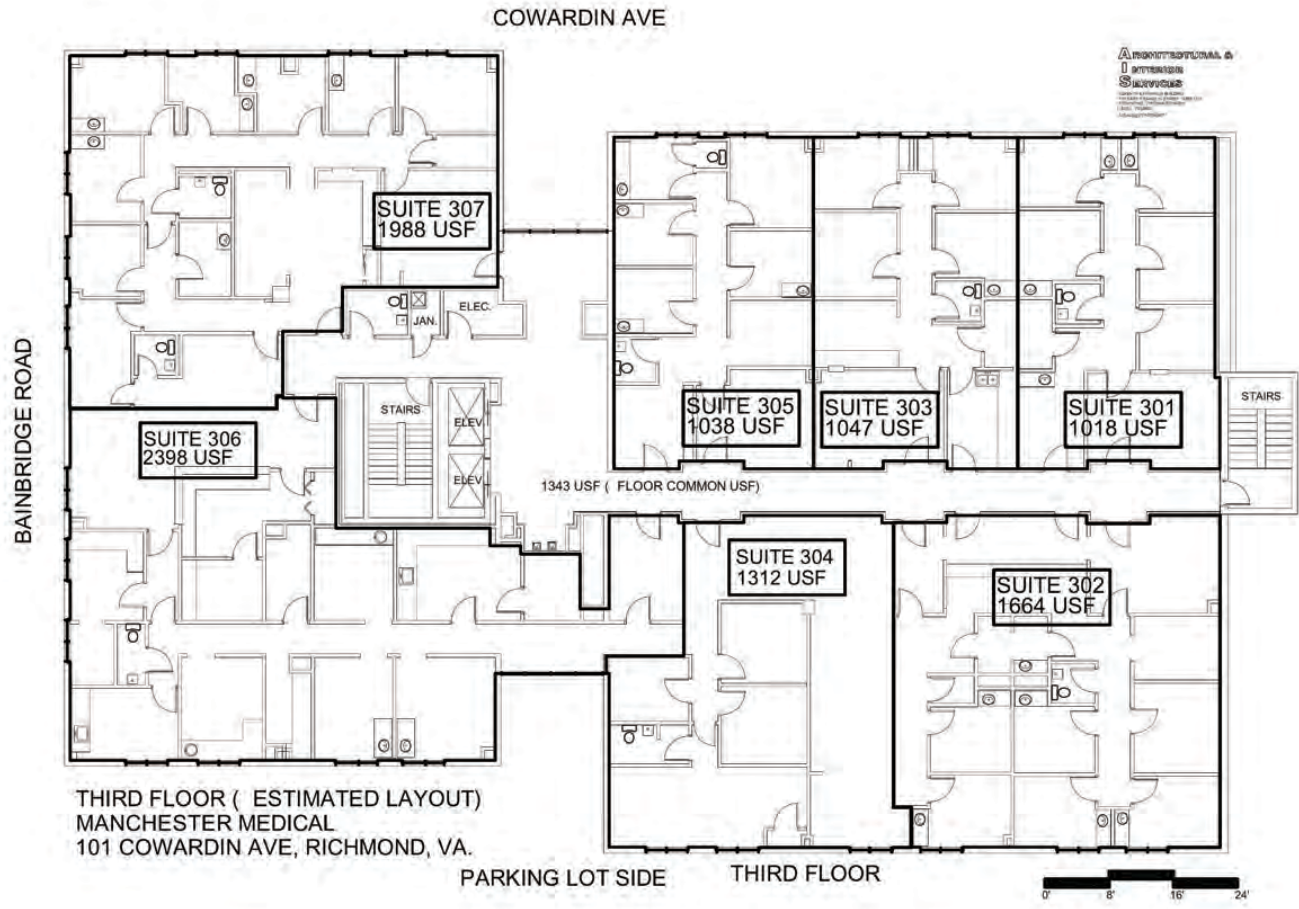


FIRST FLOOR  
 MANCHESTER MEDICAL  
 101 COWARDIN AVE, RICHMOND, VA.

PARKING LOT ENTRY

ARCHITECTURAL &  
 BUSINESS  
 SERVICES





## SERVING THE CITY ON THE JAMES

Driven by your entrepreneurial spirit, ICON Commercial's mission is to provide the real estate services you need to see your business succeed, and to see our communities grow. Our team focuses on sales and leasing of a full spectrum of commercial properties including retail, office, hospitality, industrial, and land.

We are committed to providing the same ICON Realty Group experience and hands-on approach to commercial property owners, investors, and business owners, so our clients can rely on their agent to be their trusted advisor, and an expert in the Richmond commercial market. For developers, we offer sales support, marketing and branding services.

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Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. Licensed in the Commonwealth of Virginia.

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