

Turnkey Multifamily Investment in the Heart of Carytown

Fully renovated four-unit property offering strong income potential and unmatched access to Richmond's premier dining, retail, and entertainment district

EXCLUSIVE LISTING


FOR SALE



20 08
ONE SOUTH
COMMERCIAL

4 SOUTH AUBURN AVE

RICHMOND, VA 23221

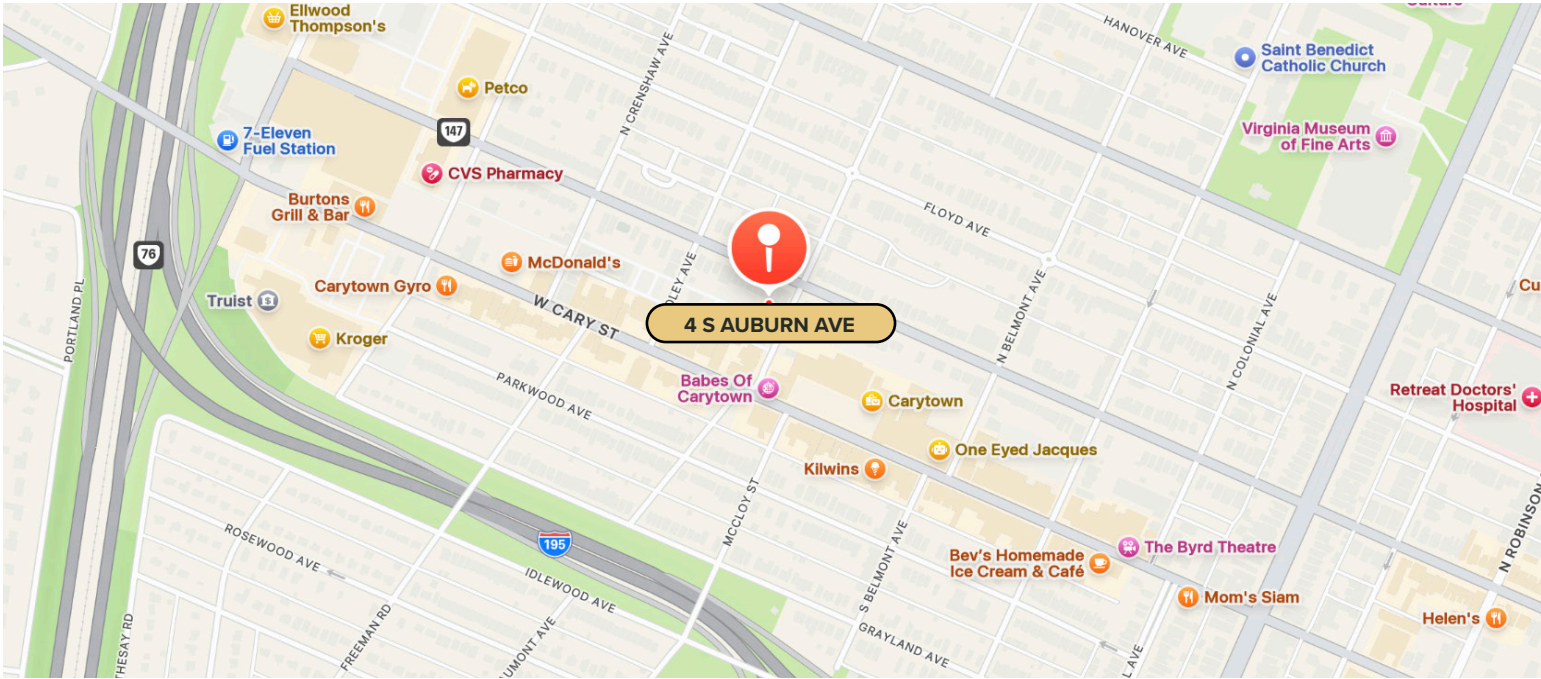
 **\$949,000**

PROPERTY HIGHLIGHTS

- ✓ **FULLY RENOVATED** – NEW KITCHENS, BATHS, FLOORING, AND IN-UNIT WASHER/DRYERS
- ✓ **STRONG INCOME** – RENTED AT \$1,499/MONTH
- ✓ **OWNER-OCCUPANT OPTION** – ONE VACANT UNIT READY FOR OCCUPANCY
- ✓ **TENANT-PAID UTILITIES** – SEPARATELY METERED FOR ALL UTILITIES
- ✓ **PRIME LOCATION** – IN THE HEART OF CARYTOWN'S DINING, RETAIL, AND ENTERTAINMENT

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One South Commercial is pleased to present the exclusive listing for 4 S Auburn Avenue in Richmond’s vibrant Carytown neighborhood.

This fully renovated property consists of four one-bedroom apartments, each designed to blend modern convenience with timeless character. Recent upgrades include new kitchens, bathrooms, flooring, in-unit washer/dryers, and more.

Three of the four units are currently leased at \$1,499 per month, generating strong immediate income. The fourth unit has been intentionally left vacant, offering flexibility for an owner-occupant or additional rental potential. The property is separately metered for all utilities, ensuring tenants are responsible for their own usage.

Located in the heart of Carytown—home to eclectic shops, top dining, and a lively entertainment scene—4 S Auburn Avenue presents a rare opportunity to own a turnkey multifamily investment in one of Richmond’s most sought-after neighborhoods.

QUICK FACTS

ADDRESS

4 South Auburn Avenue,
Richmond, VA 23221

PID

W0001454014

ZONING

RO-2

LOT SIZE

0.062 AC

GLA

2,360 SF

YEAR BUILT

1913

YEAR RENOVATED

2025

SALE PRICE

\$949,000







CARYTOWN

Carytown is one of the most popular and unique commercial districts in Richmond. Running along West Cary Street, Carytown is surrounded by prominent residential neighborhoods including the Museum and the Fan Districts.

Carytown's proximity to these residential neighborhoods and its accessibility from the Downtown Expressway have aided in creating a successful business district that is able to support a variety of businesses, many locally owned and operated, including many locally owned restaurants, retail, salons, and much more. Over 200 shops, restaurants, and other attractions are located in Carytown, including the historic Byrd Theatre which has called Carytown home since 1928.

Carytown is a necessary and popular stop on a beautiful day in Richmond. Businesses can benefit from the pedestrian friendly area when large crowds of both locals and tourists stroll up and down West Cary Street to visit the shops, businesses, and restaurants in Carytown.

Carytown is also the home of the annual Watermelon Festival in August which draws over 115,000 people (and 3,000 watermelons) to this late summer celebration. As one of the most vibrant and active areas in Richmond, Carytown is unique in its local flair as one of the most prominent and colorful areas for small businesses to locate.



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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