

# Renovated Historic 2-Story Duplex For Sale

Ideal for Owner Occupant | Right Across from Jefferson

EXCLUSIVE LISTING

# FOR SALE



20 08  
**ONE SOUTH**  
COMMERCIAL

## 5 SOUTH ADAMS ST

RICHMOND, VA 23220



**Contact Agent for Pricing**

### PROPERTY HIGHLIGHTS

- ✓ END UNIT WITH PLENTY OF NATURAL LIGHT
- ✓ IDEAL FOR LIVE/WORK WITH POTENTIAL FOR STR USE
- ✓ HIGHLY WALKABLE TO VCU CAMPUS/ CAPITOL
- ✓ TURN-KEY/MOVE-IN READY

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This beautifully restored two-story brick duplex at 5 S Adams Street offers a rare opportunity in the heart of Monroe Ward—directly across from the iconic Jefferson Hotel.

Built in 1900, the property retains its historic charm with many Georgian elements while benefiting from a full renovation that delivers modern functionality, comfort, and efficiency. As an end unit with prominent street presence, this grand building enjoys abundant natural light and strong visibility in one of Richmond’s most architecturally rich and walkable urban districts. The 1st floor layout works well for a small private office and includes 2 large offices, an open meeting room/ space, restroom, and gourmet kitchen with commercial grade appliances as well as a charming private outdoor patio. Original trim work/ molding, hardwood flooring, original fireplaces are located throughout complemented by modern recessed lighting. The 2nd floor layout could work either for office or residential/apartment use and includes 3 offices or living spaces alongside a full bathroom and a wet/bar kitchenette.

Configured to support office or residential/apartment use, the property provides exceptional flexibility for a variety of users and enjoys excellent proximity to both the VCU and MCV campuses as well as the CBD and Capitol complex. It is perfectly suited for an owner-occupant seeking a distinctive urban headquarters or live-work environment, or for an entry-level investor looking to secure a well-located asset in a steadily growing neighborhood. With its blend of historic character, modern upgrades, PRIME location, and adaptable layout, this duplex presents a standout, turn-key opportunity in Richmond’s urban core.

QUICK FACTS	
ADDRESS	5 S Adams St, Richmond, VA 23220
PID	W0000102036
ZONING	TOD-1
LOT SIZE	0.035
GBA	2,369
YEAR BUILT	1900





















The neighborhood is home to a diverse array of restaurants, cafés, and bars, offering everything from locally roasted coffee to fine dining experiences. Proximity to VCU's Monroe Park campus infuses the area with a youthful energy, while nearby cultural landmarks, such as the Virginia Repertory Theatre and the Institute for Contemporary Art, add depth to the local arts scene. With easy access to major roadways, public transit, and green spaces like Monroe Park, Monroe Ward offers a balance of convenience and character, making it one of Richmond's most sought-after urban neighborhoods.





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