

# FOR SALE

## 101 E. 7<sup>th</sup> Street | Richmond, Virginia



### FEATURES

- 9,102 SF warehouse/showroom/office
- Fenced storage yard
- 1,550 SF auxiliary building
- 0.745 acres
- Zoned B-7



#### KEN HURST

804 683 5366

[ken@thehurstteam.com](mailto:ken@thehurstteam.com)

#### KEN HURST REAL ESTATE

5211 Devonshire Road  
Richmond, Virginia 23225

[KenHurstRealEstate.com](http://KenHurstRealEstate.com)

#### CHRIS HOPPER

804 997 9392

[chrishopper@naidominion.com](mailto:chrishopper@naidominion.com)

#### DOMINION REAL ESTATE PARTNERS

7110 Forest Avenue, Suite 103  
Richmond, Virginia 23226

[NAIDominion.com](http://NAIDominion.com)





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804 683 5366  
[ken@thehurstteam.com](mailto:ken@thehurstteam.com)

**KEN HURST REAL ESTATE**  
9529 Creek Summit Circle  
Richmond, Virginia 23235  
[KenHurstRealEstate.com](http://KenHurstRealEstate.com)

**CHRIS HOPPER**  
804 997 9392  
[chrishopper@naidominion.com](mailto:chrishopper@naidominion.com)

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## **FOR SALE** **101 E. 7<sup>th</sup> Street | Richmond, Virginia**

# **EXECUTIVE SUMMARY**

We are pleased to present exclusively for sale a collection of properties, encompassing 706, 710, 712, and 714 Decatur Street, nestled in the heart of Richmond, Virginia's historic Old Manchester district, just south of the downtown financial hub. Designated an Opportunity Zone designation in 2018, Old Manchester stands as a beacon of growth, boasting a robust development landscape within the Richmond region. Thanks to the advantageous tax incentives bestowed by its Opportunity Zone status, the Manchester area has witnessed a staggering \$400 million surge in investments since 2020 alone.

This vibrant neighborhood has witnessed the emergence of over 1,000 new residential units, revitalizing the local market and enriching the community with an array of amenities. The revitalized submarket features cafes, restaurants, breweries and art and music studios. An additional attraction is its location along the south bank of the James River, offering proximity to scenic parks, hiking and biking trails and other amenities along the riverfront.

The Decatur Street assemblage stands as a testament to opportunity and potential, boasting prime visibility along Commerce Road, with an impressive traffic counts averaging approximately 20,000 vehicles per day. Anchored by the longstanding legacy of the Lewis Supply Company, which has called these premises home since 1958, this offering includes the expansive 9,102 square foot main building, complemented by an additional 1,550 square foot storage facility and an expansive half-acre fenced storage yard.





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## PROPERTY DESCRIPTION

<b>LAND AREA:</b>	0.745 acres
<b>STORAGE YARD:</b>	Half-acre
<b>MAIN BUILDING:</b>	9,102 SF <ul style="list-style-type: none"><li>- Warehouse: 5,743 SF</li><li>- Mezzanine: 942 SF</li><li>- Showroom/Office: 2,417 SF</li></ul>
<b>AUXILIARY BUILDING:</b>	1,550 SF concrete block with drive-in loading
<b>BUILDING CONSTRUCTION:</b>	Cinder block with brick veneer
<b>YEAR BUILT:</b>	1958
<b>ROOF:</b>	Rubber Membrane
<b>CEILING HEIGHT:</b>	15 ft.
<b>LOADING:</b>	1 dock
<b>AUXILIARY BUILDING:</b>	1,550 SF concrete block with drive-in loading
<b>ELECTRICAL:</b>	3-phase/400 amps
<b>HEATING/COOLING:</b>	Warehouse: Gas joist mounted Office/Showroom: Central HVAC
<b>WATER/SEWER:</b>	Public City of Richmond
<b>ENVIRONMENTAL:</b>	Clean Phase I completed December 2023
<b>PARKING:</b>	On site parking for public and deliveries and abundant street parking

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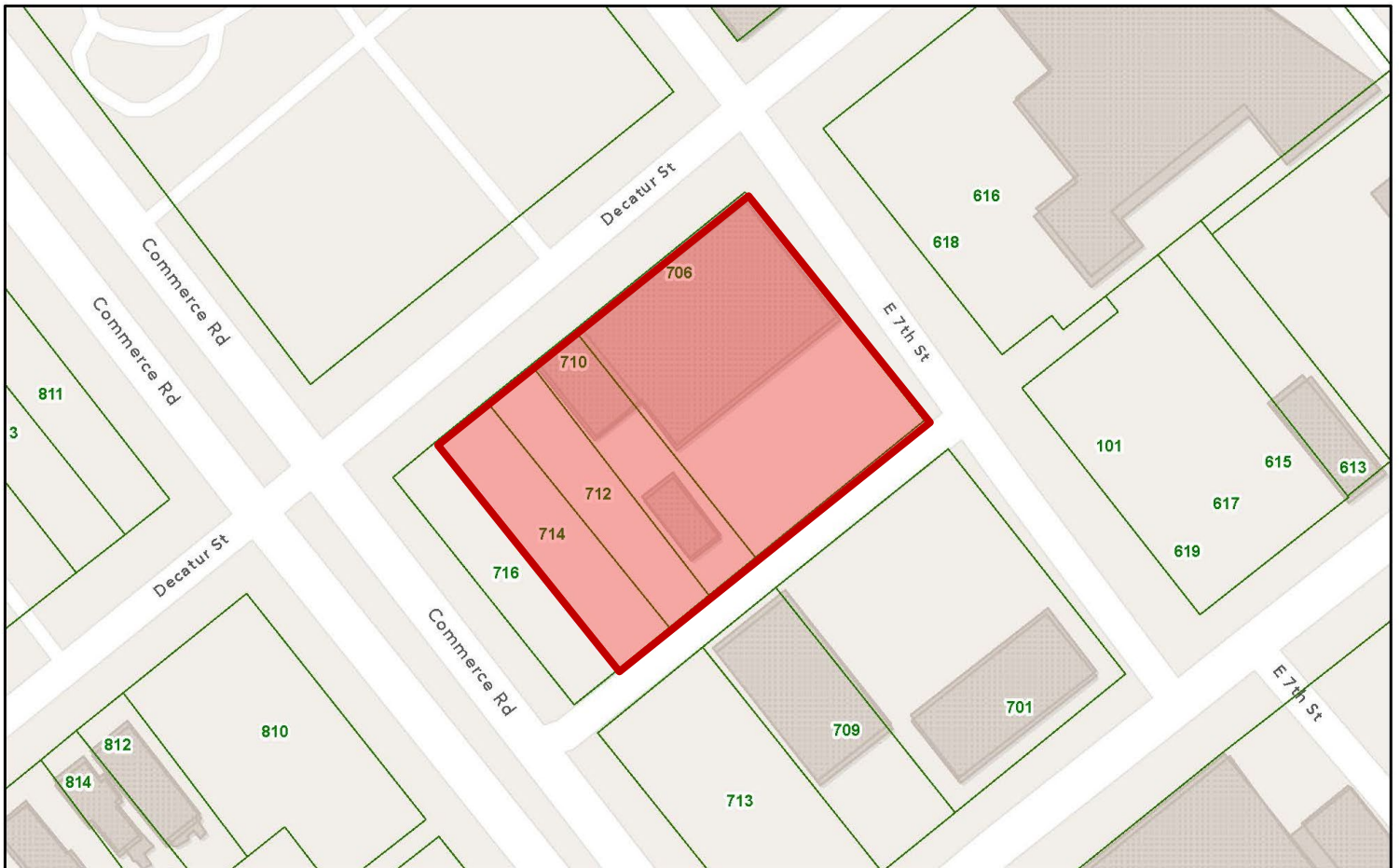
## 101 E. 7<sup>th</sup> Street | Richmond, Virginia

OLD MANCHESTER ASSEMBLAGE

ADDRESS	TAX MAP #	ACREAGE	ZONING
706 Decatur St*	S0000111005	0.398	B-7
710 Decatur St.	S0000111004	0.113	B-7
712 Decatur St.	S0000111003	0.117	B-7
714 Decatur St.	S0000111002	0.117	B-7

*\*Includes main building*

Richmond Parcel Map





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OLD MANCHESTER ASSEMBLAGE



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