

EXCLUSIVE LISTING

# Multifamily Investment in the Heart of Carytown


Located in one of Richmond's most walkable and desirable neighborhoods

# FOR SALE



## 4 SOUTH AUBURN AVE

RICHMOND, VA 23221

 **\$975,000**

### PROPERTY HIGHLIGHTS

- ✓ ALL UNITS LEASED AT \$1,499/MONTH (UNIT A VACANT FOR SHOWINGS)
- ✓ IDEAL INVESTMENT OR OWNER-OCCUPANT OPPORTUNITY
- ✓ SEPARATELY METERED UTILITIES FOR ALL UNITS
- ✓ STRONG IN-PLACE INCOME WITH PROVEN RENTAL DEMAND

20  08  
**ONE SOUTH**  
COMMERCIAL

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One South Commercial is pleased to present the exclusive listing of 4 S Auburn Avenue, a fully renovated multifamily asset ideally positioned in the heart of Carytown—one of Richmond’s most vibrant and sought-after neighborhoods.

This turnkey property offers investors and owner-occupants alike the rare opportunity to acquire a stabilized asset with modern upgrades, strong in-place income, and long-term upside.

The property has undergone a comprehensive renovation, featuring new kitchens with stainless steel appliances, updated bathrooms, new LVP flooring, and efficient mini-split heating and cooling systems throughout. Additional capital improvements include rebuilt front and rear porches, a new front stair entry, and fresh exterior paint, all contributing to the property’s strong curb appeal and long-term durability.

Each unit is separately metered, allowing for streamlined operations and reduced landlord expenses. All units are currently leased at \$1,499 per month, demonstrating the property’s strong rental performance and positioning within the market. Unit A has been intentionally left vacant to accommodate showings, while also presenting an ideal opportunity for an owner-occupant to offset housing costs with rental income.

Located just steps from Carytown’s premier retail and dining corridor, the property benefits from exceptional walkability to restaurants, coffee shops, boutiques, and everyday conveniences. This highly desirable location continues to drive consistent tenant demand, making 4 S Auburn Avenue a compelling investment in one of Richmond’s most resilient rental submarkets.

**QUICK FACTS**

<b>ADDRESS</b>	4 South Auburn Avenue, Richmond, VA 23221
<b>PID</b>	W0001454014
<b>ZONING</b>	RO-2
<b>LOT SIZE</b>	0.062 AC
<b>GLA</b>	2,360 SF
<b>YEAR BUILT</b>	1913
<b>YEAR RENOVATED</b>	2025
<b>SALE PRICE</b>	\$975,000

**Investment Highlights**

- Fully renovated multifamily property in the heart of Carytown – one of Richmond’s most walkable and desirable neighborhoods
- All units leased at \$1,499/month (Unit A vacant for showings)
- Ideal investment or owner-occupant opportunity
- Separately metered utilities for all units
- Strong in-place income with proven rental demand

**Capital Improvements**

- New kitchens with stainless steel appliances
- New bathrooms
- New LVP flooring throughout
- Mini-split heating and cooling systems
- Rebuilt front and rear porches
- New front stair entry
- Freshly painted exterior

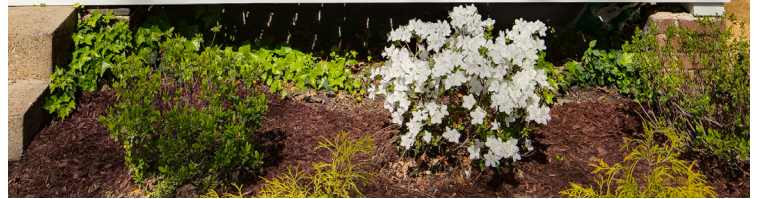
**Financial Overview**

Gross Rental Income: \$72,000 annually

Real Estate Taxes: \$6,240 annually

Insurance: \$2,340 annually

Utilities: Separately Metered - Tenant Expense









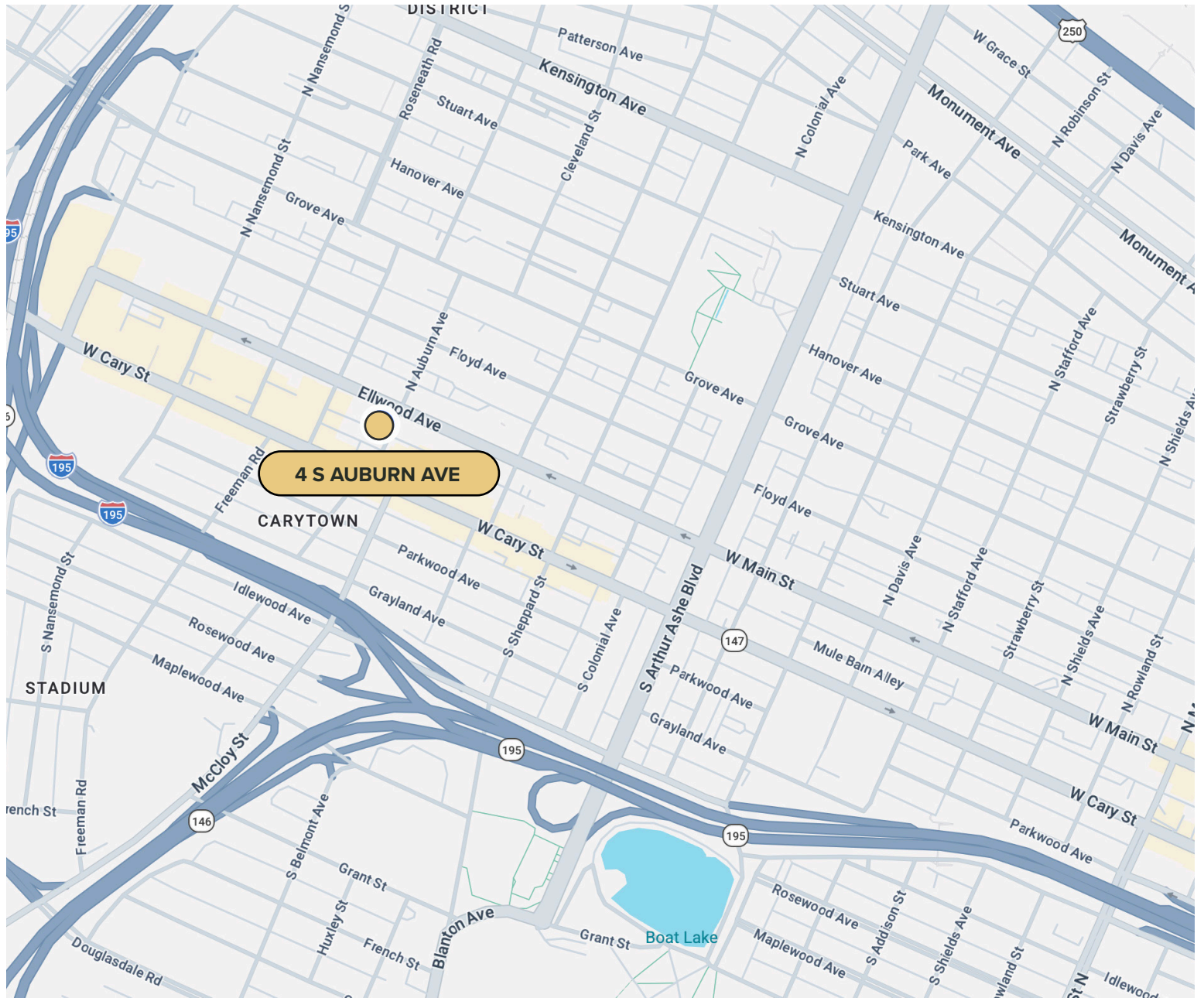


Carytown is one of the most popular and unique commercial districts in Richmond. Running along West Cary Street, Carytown is surrounded by prominent residential neighborhoods including the Museum and the Fan Districts.

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.



4 S Auburn is located in Carytown – one of Richmond’s most walkable and desirable neighborhoods.



**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.

## MEET YOUR AGENTS



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