

FOR SALE

101 E. 7th Street | Richmond, Virginia



FEATURES

- **\$1,500,000 Asking Price**
- 9,102 SF warehouse/showroom/office
- Fenced storage yard
- 1,550 SF auxiliary building
- 0.745 acres
- Zoned B-7



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E X E C U T I V E S U M M A R Y

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

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

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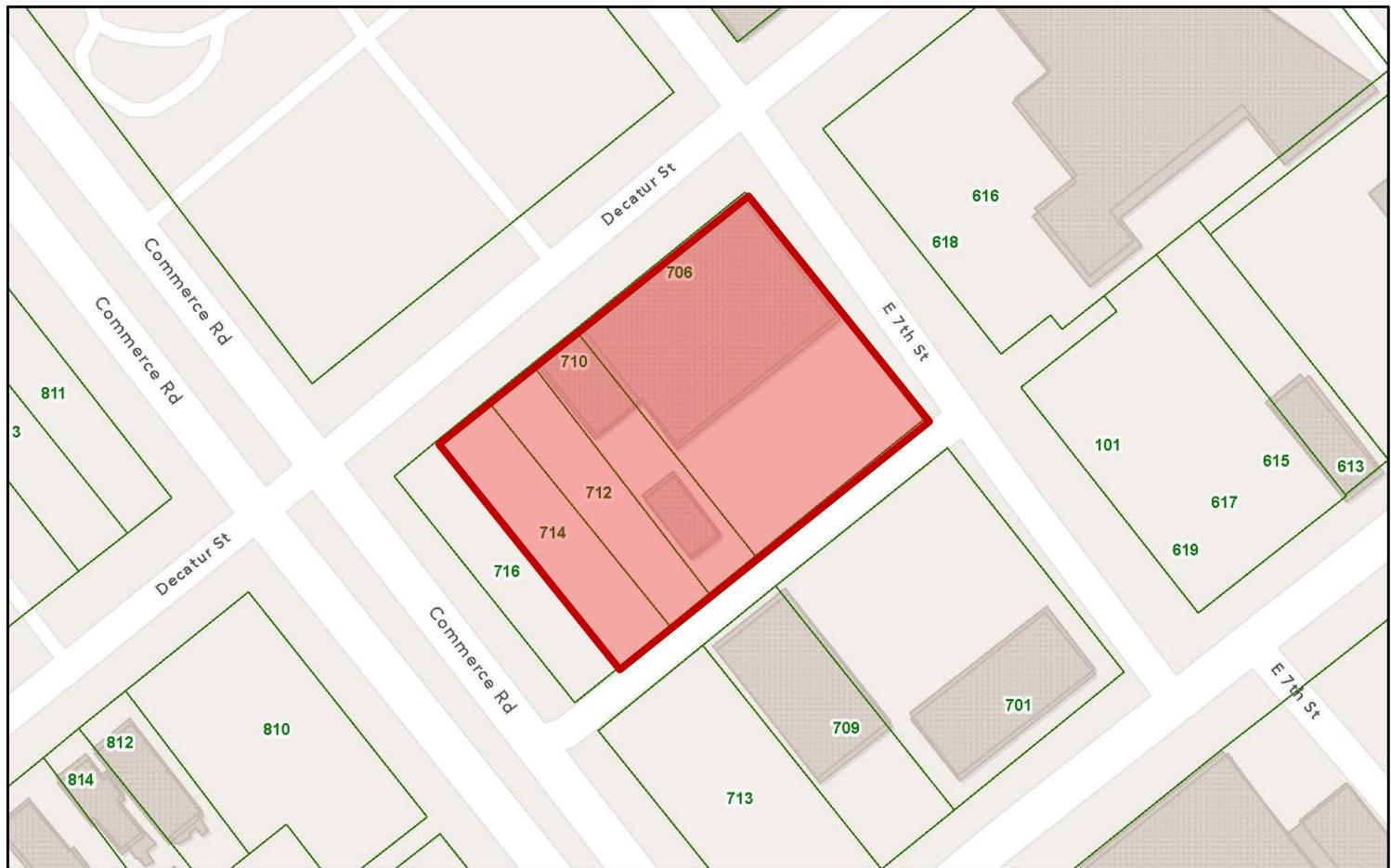
101 E. 7th Street | Richmond, Virginia

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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