

Retail & Warehouse | For Sale

CBRE

# Legend Brewing Co.

TOTAL OF 1.30 ACRES AVAILABLE – PARCEL IS DIVISIBLE!

321 West 7th Street  
Richmond, Virginia 23224





# Legend Brewing Co.

## Retail Building | Restaurant

Sale Price: \$1,400,000

Featuring iconic Richmond skyline views, this restaurant/retail space offers a fully equipped kitchen and well-appointed bar, plus ample off-street parking. Located on .54 acres, this 4,400 SF asset offers a unique setting to create a thriving restaurant or retail concept.

### Key Features

- + Building Size: 4,400± SF
- + Lot Size: .54 acres
- + Turnkey Restaurant: Furnished Kitchen & Bar
- + Exceptional Views of Richmond Skyline & James River
- + Generous Seating: 180-Seat Restaurant/ 200-Seat Deck
- + Ample Off-Street Parking: 30 Spaces
- + Asking Price: \$1,400,000

*Seller is also offering the entire parcel encompassing 1.30 acres, including the warehouse portion (.76 acres) for sale.*

4.4K

Retail SF

0.54

Restaurant Site Acreage

\$1.4M

Sale Price (.54 Acres)

### Demographic Snapshot

15K

Population: 1 Mile

131K

Population: 3 Miles

263K

Population: 5 Miles

### Manchester Multifamily Snapshot

1,298

Units Under Construction\*

6,507

Total Units\*

\*Source: CoStar 2025





# Warehouse

Sale Price: \$2,320,000

Located at 321 W. 7th Street, this versatile warehouse encompasses a 16,800 SF building situated on a .76-acre lot With 12' clear ceiling heights, 3 drive-in doors and a loading dock, this property provides flexibility for a range of industrial uses. A fenced outdoor yard and off-street parking complete this highly functional property.

*Seller is also offering the entire parcel encompassing 1.30 acres, including the restaurant space (.54 acres) for sale.*

## Key Features

- + Warehouse Size: 16,800 SF
- + Lot Size: .76 Acres
- + Ceiling Height: 12' Clear
- + Access: 3 Drive-In Doors & 1 Loading Dock
- + Floor Drains Throughout
- + Outdoor Yard: Fenced
- + Off-Street Parking
- + Asking Price: \$2,320,000



16.8K

Warehouse SF

0.76

Warehouse Site Acreage

\$2.32M

Sale Price (.76 Acres)





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