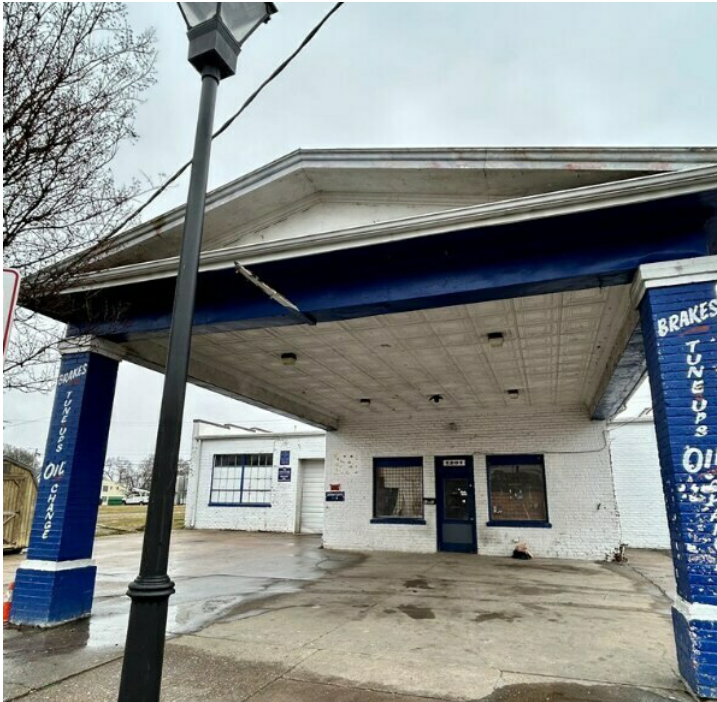


For
Sale

N. Church Hill Corner Commercial Opportunity

1201 N 25TH ST, RICHMOND, VA 23223



Property Description

Join the growing Church Hill North Commercial Corridor, as the transformation to a vibrant, pedestrian-oriented community is underway. This Corner 3319 Sf single-story, open, brick building with carport, is Zoned B2, for retail or office uses. Enter the reception area, with his and hers bathrooms, into a large, open room, surrounded with brick walls, large windows and 2 bay doors, ideal for multiple uses. There are 2 smaller rooms and private rear fenced yard area, perfect for multiple uses, Front and rooftop patios would also expand possibilities for this nostalgic building, located 1 mile to the MCV/VCU Gateway and new switching station, by way of the Martin Luther Bridge. See 2015 N 25th St 17' wide contiguous lot that is also available for sale, for .24 acres combined.

Property Highlights

- Corner Commercial Owner/User or Investment Opportunity
- Growing Retail Corridor
- 1 mile to MCV/VCU Gateway

Offering Summary

| | |
|----------------|----------|
| Sale Price: | \$640000 |
| Lot Size: | 8,608 SF |
| Building Size: | 3,319 SF |

| Demographics | 0.3 Miles | 0.5 Miles | 1 Mile |
|-------------------|-----------|-----------|----------|
| Total Households | 745 | 2,849 | 10,917 |
| Total Population | 1,541 | 5,991 | 22,856 |
| Average HH Income | \$74,339 | \$78,237 | \$73,268 |



Susan Haas, MURP Principal Broker

O: 804.708.9750

C: 804.349.5788

susan@haasrealtygroup.com

VA #0225083094

1589 Hockett Road, Manakin-Sabot, VA 23103 • 804.878.5263 • haasrealtygroup.com

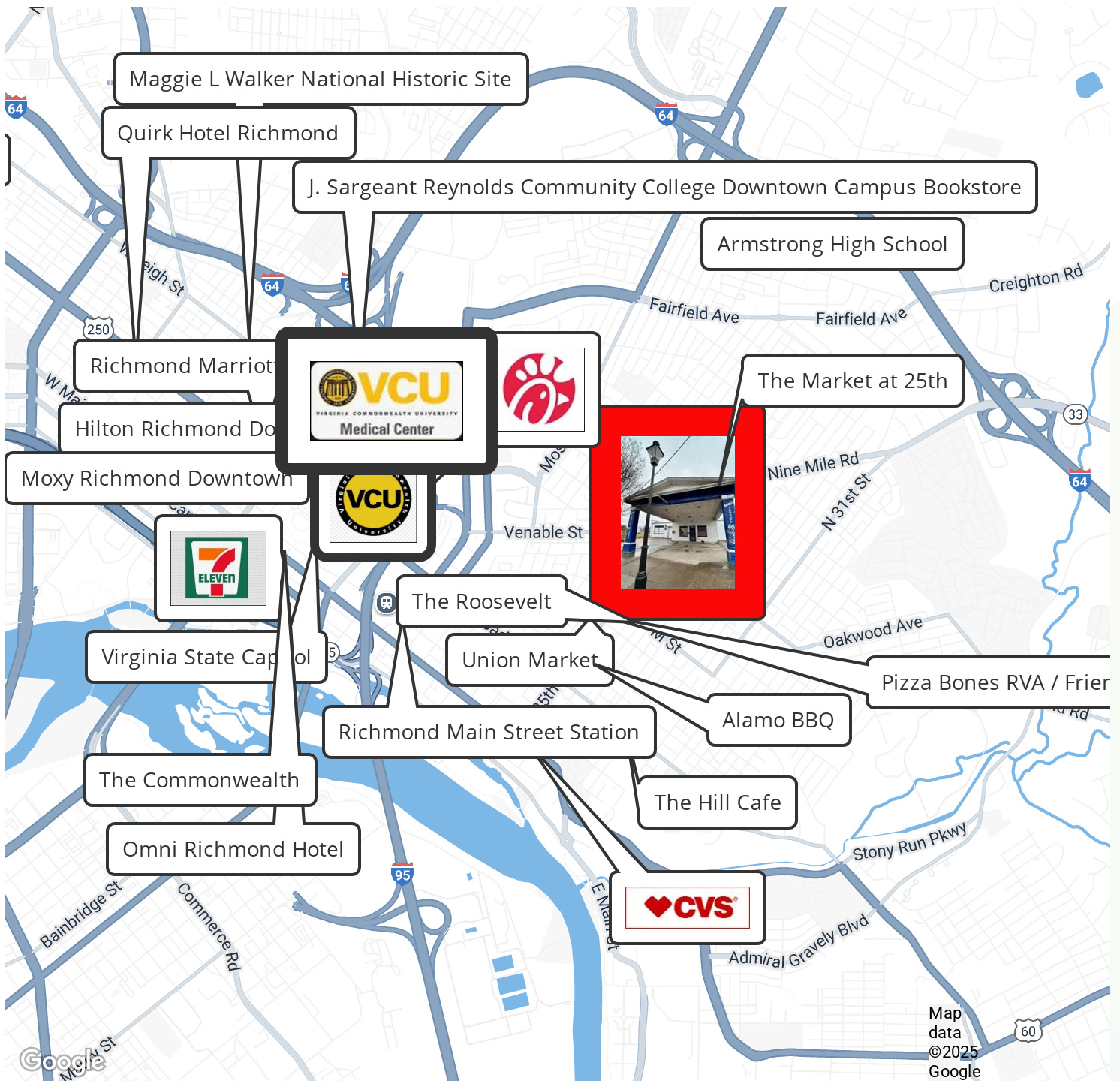
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Sale Price

\$640,000

Property Information

| | |
|------------------|-----------------------|
| Property Type | Corner Commercial |
| Property Subtype | Street Retail/ Office |
| Zoning | B-2 |
| Lot Size | 8,608 SF |
| APN # | E0000561019 |
| Lot Frontage | 65 ft |
| Lot Depth | 132 ft |
| Corner Property | Yes |
| MLS # | 2532317 |

Parking & Transportation

| | |
|----------------|-----|
| Street Parking | Yes |
|----------------|-----|

Utilities & Amenities

| | |
|-----------|---|
| Restrooms | 2 |
|-----------|---|

Location Information

| | |
|---------------------|--|
| Building Name | N. Church Hill Corner Commercial Opportunity |
| Street Address | 1201 N 25th St |
| City, State, Zip | Richmond, VA 23223 |
| County | Richmond |
| Market | Downtown |
| Sub-market | North Church Hill |
| Cross-Streets | Fairmount Ave |
| Side of the Street | East |
| Signal Intersection | No |
| Road Type | Paved |
| Market Type | Large |
| Nearest Highway | 2 mi |
| Nearest Airport | 7.5 mi |

Building Information

| | |
|---------------------|----------|
| Building Size | 3,319 SF |
| Occupancy % | 0.0% |
| Tenancy | Single |
| Number of Floors | 1 |
| Year Built | 1924 |
| Number of Buildings | 0 |



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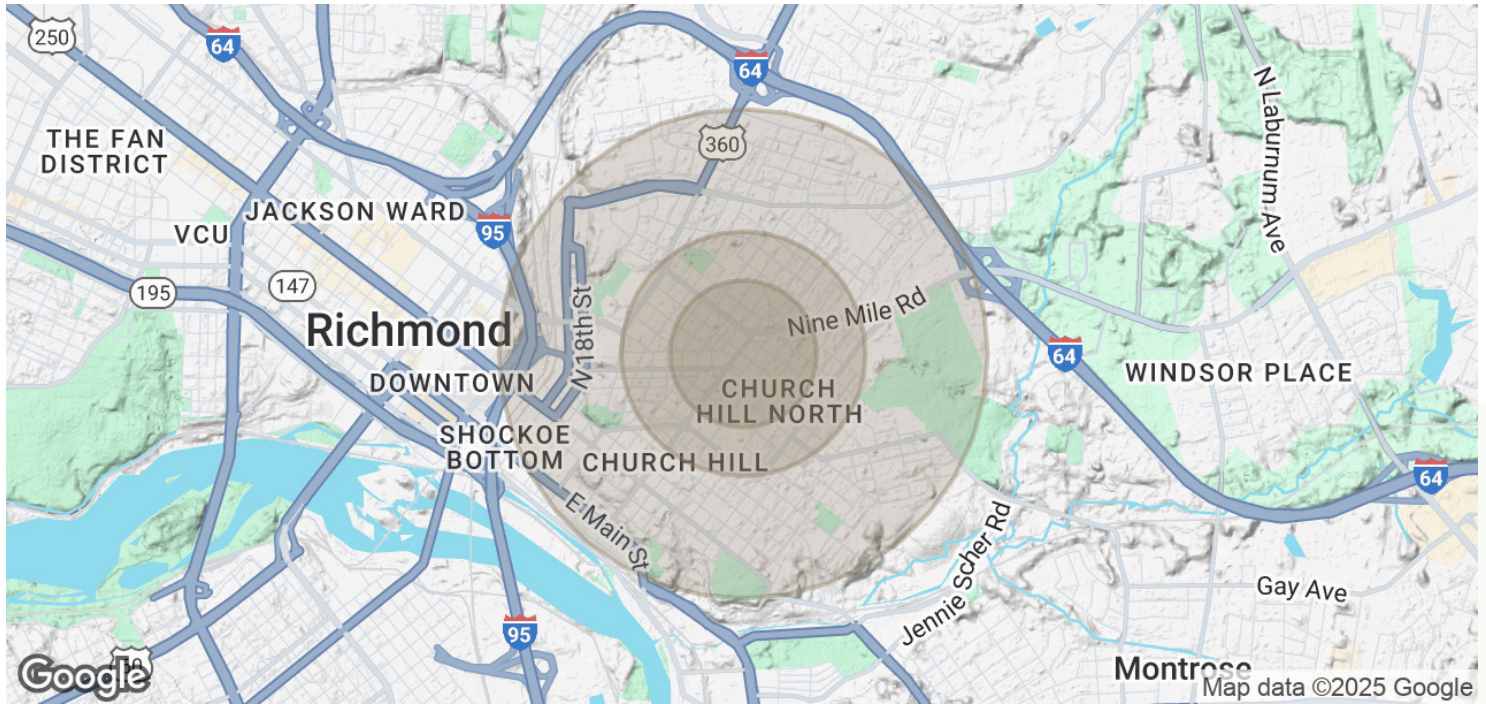
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| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|-----------|
| Total Population | 1,541 | 5,991 | 22,856 |
| Average Age | 40 | 38 | 35 |
| Average Age (Male) | 39 | 38 | 35 |
| Average Age (Female) | 40 | 39 | 36 |
| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
| Total Households | 745 | 2,849 | 10,917 |
| # of Persons per HH | 2.1 | 2.1 | 2.1 |
| Average HH Income | \$74,339 | \$78,237 | \$73,268 |
| Average House Value | \$379,531 | \$400,335 | \$413,292 |

Demographics data derived from AlphaMap



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