

EXCLUSIVE LISTING

Historic Church Hill Residence

Investment & Owner-Occupant Opportunity

FOR SALE



2608 EAST MARSHALL ST

RICHMOND, VA 23223

 **\$455,000**

PROPERTY HIGHLIGHTS

- ✓ MODERN UPDATES
- ✓ AIRBNB – STRONG SEASONAL GROWTH
- ✓ FLEXIBLE OPPORTUNITY
SHORT TERM RENTAL
OR OWNER-OCCUPANT
- ✓ 1,380 SF – 2 BD/ 1 BA

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Rare 1814 Snyder Homestead blending historic Richmond character, modern updates, and proven Airbnb income in the heart of Church Hill.

Positioned in the heart of Richmond’s historic Church Hill neighborhood, 2608 E. Marshall Street presents a rare opportunity to acquire one of the area’s earliest surviving residences. Originally constructed in 1814 as the neighboring church’s parish house, the historic Snyder Homestead blends timeless architectural character with modern functionality and income-producing potential.

The approximately 1,380 SF residence features recent improvements including a newly renovated kitchen and bathroom, while the unfinished basement offers additional storage or future expansion potential. Currently operating as a successful Airbnb, the property benefits from Church Hill’s strong tourism appeal, walkability, and proximity to downtown Richmond, VCU Medical Center, Libby Hill Park, acclaimed restaurants, and neighborhood retail amenities.

The property offers exceptional flexibility for a variety of buyers. Investors can continue operating the home as a short-term rental with an established operating history and growing revenue trends, while owner-occupants have the opportunity to own a truly historic residence in one of Richmond’s most desirable urban neighborhoods. Few properties combine this level of historic significance, modern updates, and income potential within Church Hill’s tightly held residential market.

QUICK FACTS	
ADDRESS	2608 E Marshall St, Richmond, VA 23223
PID	E0000436032
ZONING	R-63
LOT SIZE	0.072 AC
GBA	1,380 SF
YEAR BUILT	1814
RENOVATED	2025
PRICE	\$455,000

Airbnb Performance Overview

The property has demonstrated encouraging short-term rental performance with clear momentum entering 2026. From August through December 2025, the home generated approximately **\$12,438 in gross Airbnb revenue** across 84 booked nights with an average stay of 3.7 nights.

Performance has accelerated further in 2026. Between January 1 and May 11, 2026, the property generated approximately **\$10,786 in gross earnings** and over **\$10,345 in net payouts**, with 70 booked nights and an average stay of 3.5 nights.

Monthly revenue show strong seasonal growth heading into spring:

January 2026: \$1,245 gross

February 2026: \$2,052 gross

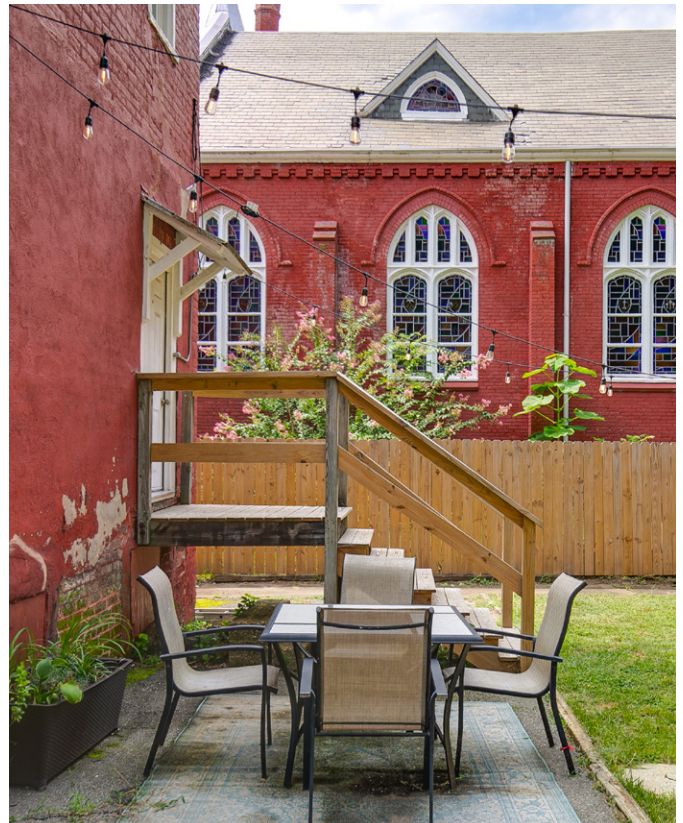
March 2026: \$3,560 gross

April 2026: \$3,070 gross

The steady increase in bookings and revenue reflects growing traction for the property as a short-term rental and highlights the strength of Church Hill as a destination for visitors seeking historic Richmond accommodations.



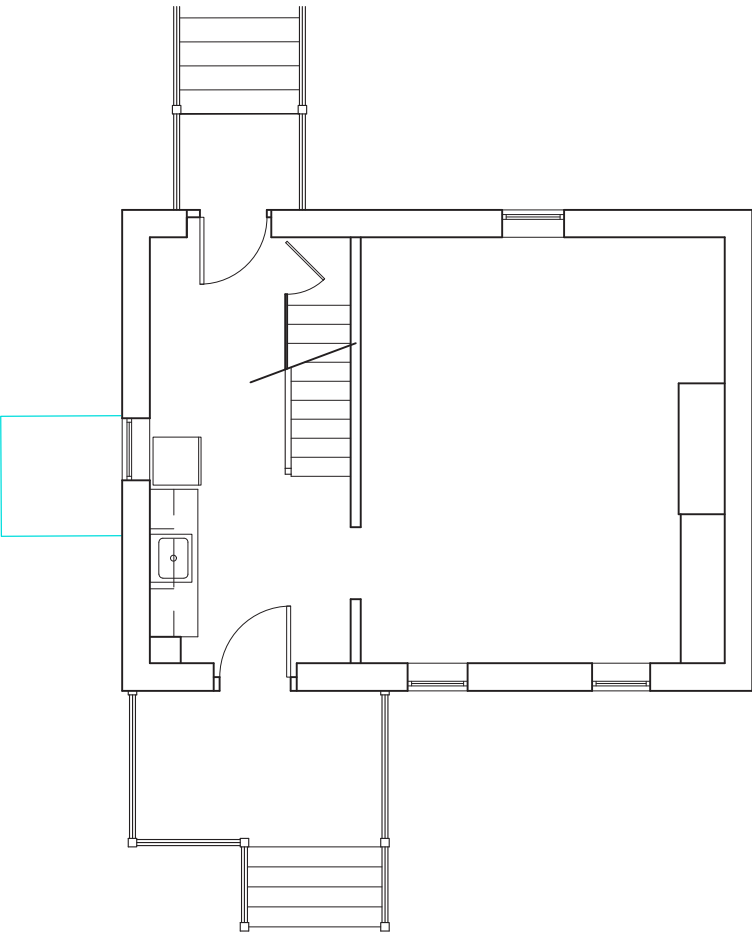
Synder Homestead Historic Photo



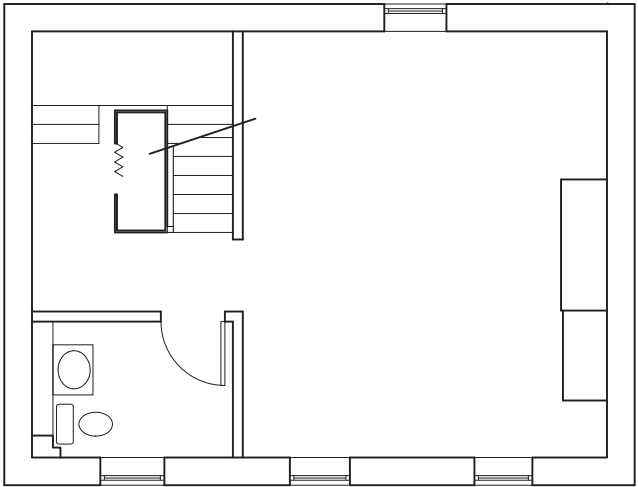




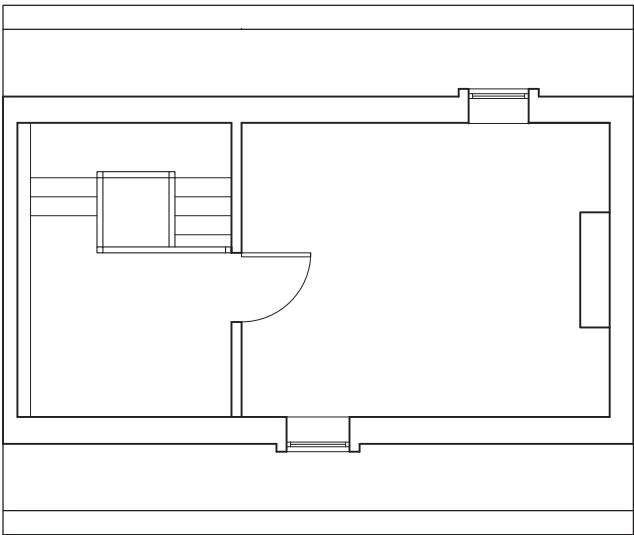




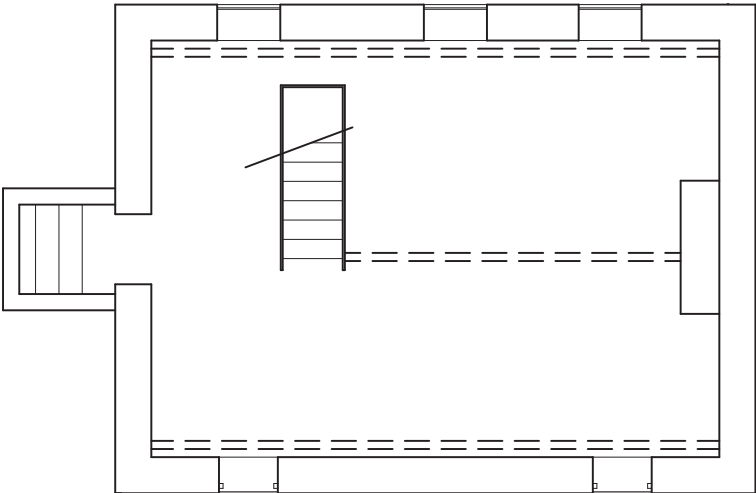
First Floor



Second Floor



Third Floor



Basement



CHURCH HILL

The Church Hill neighborhood is garnering national recognition for its vibrant food scene as numerous publications have come out with articles about the restaurants, bakeries, cafes, and boutiques in the area. With its stately pre-Civil War homes as the centerpiece, the neighborhood is one of the most sought after areas to live in the Richmond vicinity. Close to VCU Health Systems, the Central Business District, the State Capitol and numerous state offices, the Federal Court House, and the City of Richmond's government center; the home is extremely well situated.



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 AGENT



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