

EXCLUSIVE LISTING

Shockoe Bottom Investment Opportunity


Restaurant + Apartment

FOR SALE



3 N 17TH STREET,

RICHMOND, VA 23219

 **\$750,000**

PROPERTY HIGHLIGHTS

- ✓ HISTORIC FEATURES
 - ✓ OUTDOOR PATIO
 - ✓ SPACIOUS 2 STORY APT
 - ✓ ESTABLISHED RESTAURANT
- USER IN PLACE**

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This beautiful stately historic building is an investment opportunity in the heart of Richmond's Shockoe Bottom neighborhood.

With prime frontage along the City's recently renovated 17th St Farmers Market pedestrian plaza, this asset offers impressive visibility, accessibility, and stature in one of the city's oldest neighborhoods. 3 N 17th was constructed in 1833 and possesses an array of historic features from its era including original fireplaces, heart pine flooring, high ceilings, and original millwork.

The property is comprised of a recently renovated ground floor restaurant space and a 2 story 1-2 bedroom apartment on the 2nd and 3rd floors. The restaurant space resides in a classic storefront and offers a turnkey full service opportunity with all equipment in place. In addition, the restaurant includes both a cozy dine-in space as well as a substantial outdoor patio with plenty of seating. The restaurant space is currently leased to an established user who has another 3.5 years left on a NNN lease. The 2 story apartment is spacious and full of natural light and can accommodate a 1-2 bedroom occupancy. The 2nd floor entry features a lovely living space with dramatic ceiling height, large fireplace, and heart pine flooring and a potential second bedroom or office. The 3rd floor of the apartment includes the balance of the living space and features an upgraded kitchen, second fireplace, bedroom and large bath.

This property's distinctive historic features and modern functionality make this an excellent opportunity to own and invest in an up and coming part of Richmond's historic urban core.

QUICK FACTS

ADDRESS | 3 N 17th Street,
Richmond, VA 232219

PID | E000-0108-038

ZONING | B-5

GLA | 3,058 SF

LOT SIZE | 0.028 AC

YEAR BUILT | 1833

SALE PRICE | \$750,000



 **B-5**
CENTRAL BUSINESS
ZONING

 **3,058**
GBA

 **902 SF**
GROUND FLOOR
COMMERCIAL

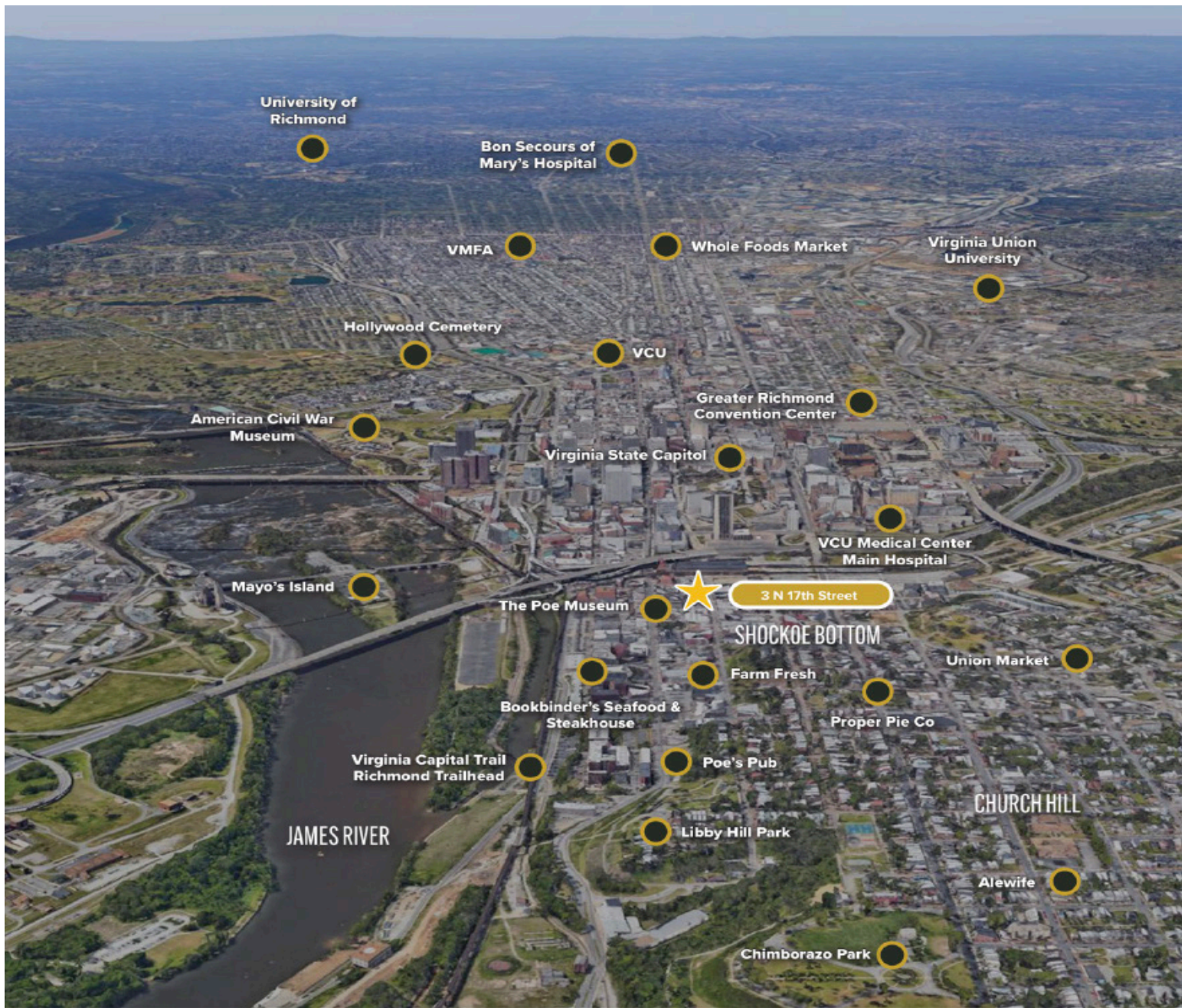
 **1833**
CONSTRUCTION

 **95**
WALK SCORE









The immediate area around 3 N 17th St. is home to numerous creative and financial offices, retail stores, restaurants, cafes, coffeehouses, breweries, music venues, event spaces, and hotels.

WALK SCORE: 95
TRANSIT SCORE: 60
BIKE SCORE: 70

SHOCKOE BOTTOM



Shockoe Bottom is one of Richmond's oldest and most historic neighborhoods. Today, as a center for lively businesses and entertainment venues, Shockoe Bottom is home to some of Richmond's most well-known shops and restaurants. In addition, Shockoe Bottom is also a popular residential area for those who choose an urban lifestyle where they can combine the best aspects of city-living.

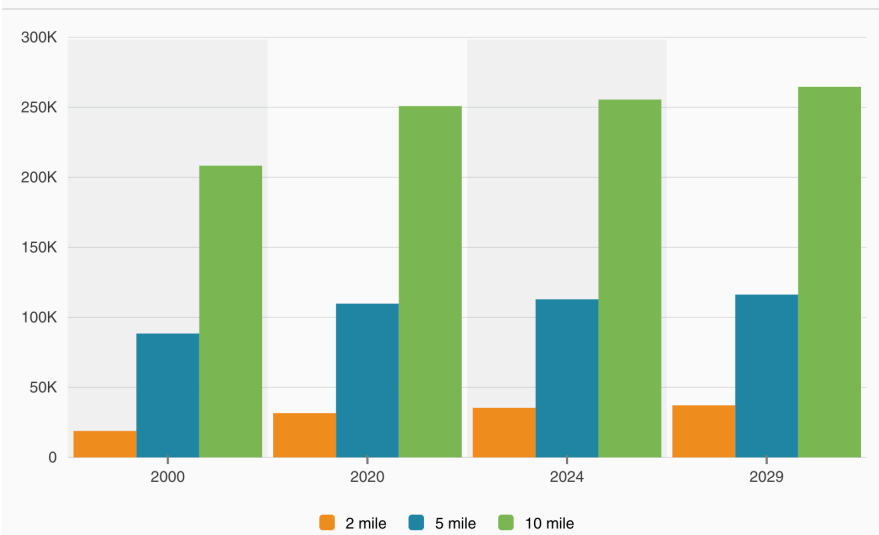
Richmond's iconic Main Street Station and the 17th St Farmers Market are famous landmarks in this neighborhood. The central business district, VCU Medical Center, and VA Bio+Tech Park are also within walking distance of this neighborhood. This proximity to some of the region's largest employers and institutions makes Shockoe Bottom a popular residential area for students and young professionals. This demand can be seen in the number of new and renovated multifamily residential units that have been constructed in the past 20 years. Former tobacco warehouses have been converted to join new construction in providing some of the City's most distinctive urban apartments.

Historically the hub for Richmond's shipping and commerce, the area played a major role in trade throughout the 18th and 19th centuries. Until the end of the American Civil War in 1865, this commerce included the human trade as Shockoe Bottom was the second largest slave trading center in the U.S. In 2007, a 15-foot, half-ton bronze sculpture named the Richmond Slavery Reconciliation Statue was unveiled as part of the Richmond Slave Trail to raise awareness and increase informational accuracy about Richmond's role in the slave trade. This memorial sits not far from the former slave market in Shockoe Bottom.

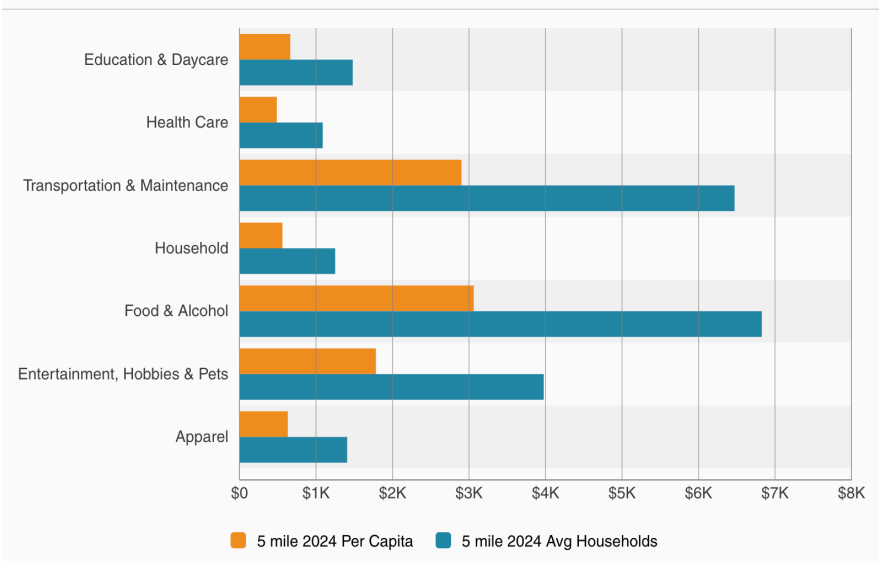
Population

	2 mile	5 mile	10 mile
2020 Population	67,770	245,178	601,334
2024 Population	75,142	251,798	612,298
2029 Population Projection	78,834	259,114	634,545
Annual Growth 2020-2024	2.7%	0.7%	0.5%
Annual Growth 2024-2029	1.0%	0.6%	0.7%
Median Age	31.4	35.8	37.9
Bachelor's Degree or Higher	42%	36%	35%
U.S. Armed Forces	197	623	1,377

Households



Per Capita & Avg Household Spending





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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