

FOR SALE

1801

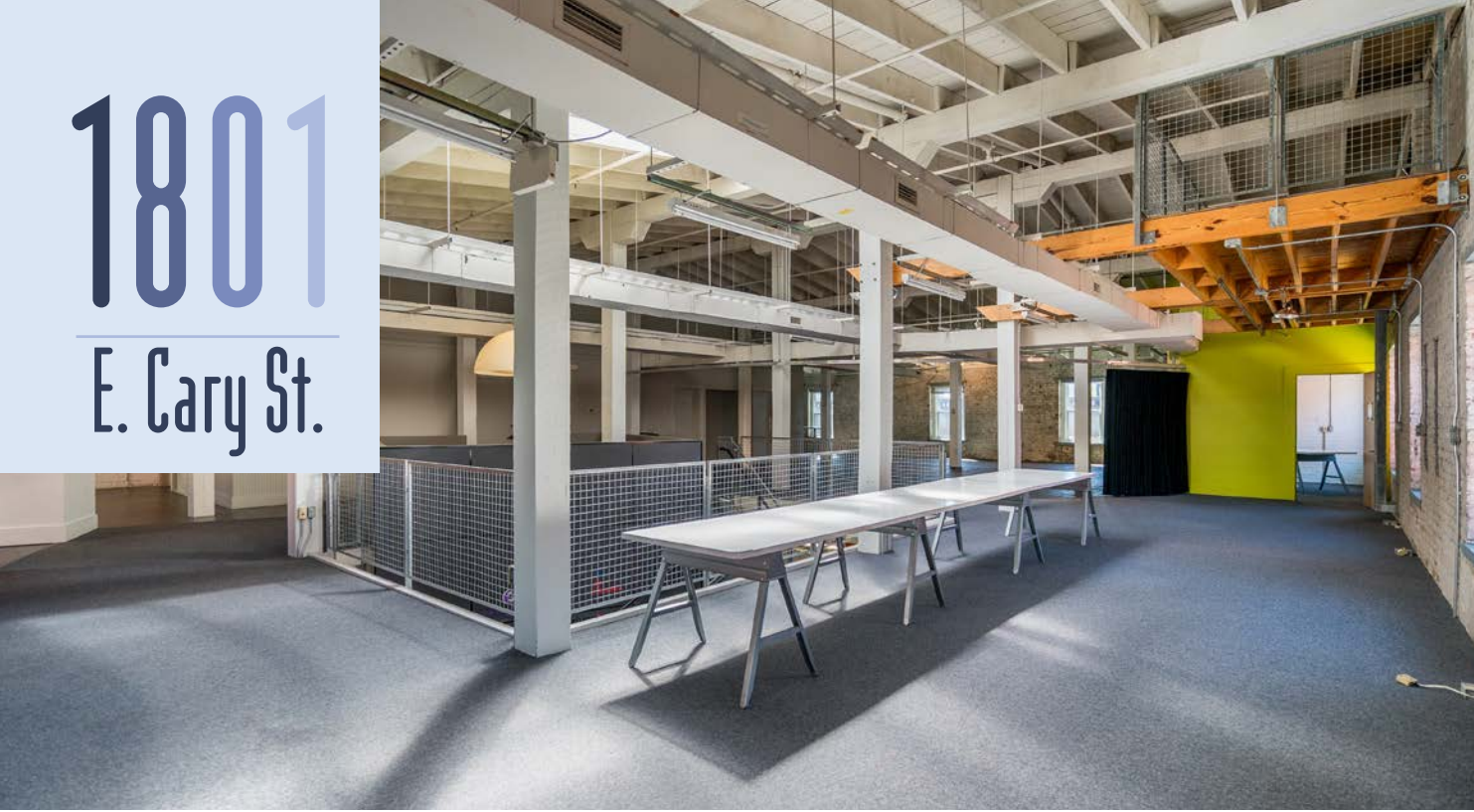
E. Cary St.



EXCELLENT OWNER/OCCUPANT OPPORTUNITY WITH STABLE INCOME!

Colliers

1801
E. Cary St.



3 story brick historic warehouse building with original post and beam accents, original exposed high ceilings, and exposed brick walls

MODERN HISTORIC CREATIVE OFFICE SPACE

- 15,000 SF building with ±5,000 SF basement space available for storage or other uses
- Free surface lot parking, immediately adjacent to the building
- Includes sprinkler, fire alarm, building security, camera system and commercial elevator
- Exterior building signage available
- Located on the Canal within walking distance to the James River, restaurants and amenities
- Close proximity to I-95, VCU Health System, State Capitol and government buildings



Income producing parking creating a monthly income.



Stable long term office lease in place.

LUCRATIVE GRANTS AND PROGRAMS AVAILABLE:

Local Richmond Programs: Enterprise Zone & CARE Programs - Richmond Economic Development

- CARE Grant funds,
- Local Enterprise Zone funds

Virginia State programs:

- Enterprise Zone grants, Virginia Enterprise Zone (VEZ) | DHCD
- Virginia State Historic Rehabilitation Tax Credits

Federal Programs:

- Opportunity Zone Program, Opportunity zones | Internal Revenue Service
- Federal Historic Rehabilitation Tax Credits.

1801

E. Cary St.

FREE SURFACE LOT PARKING

S. 18th St.

E. Cary St.

S. 19th St.

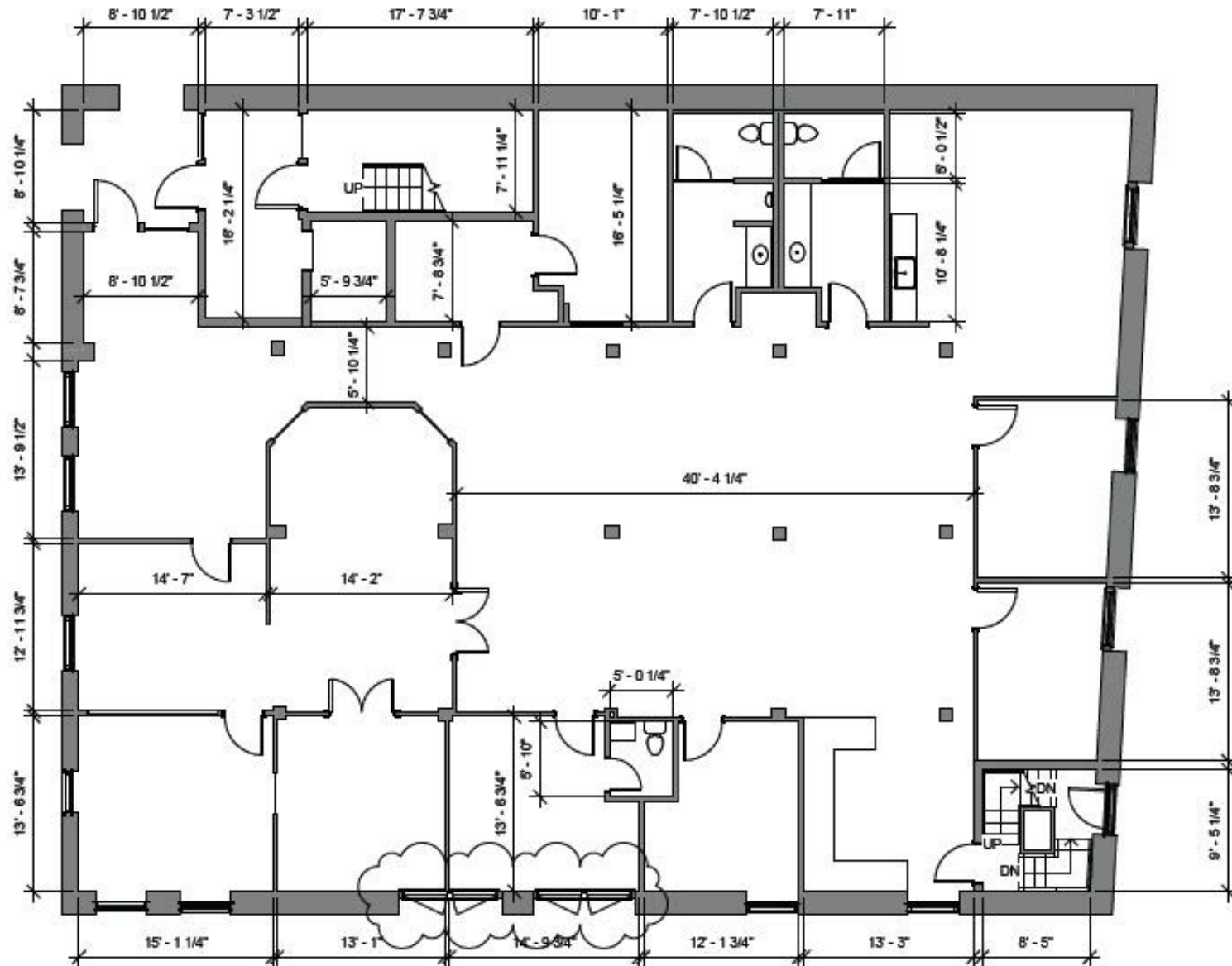
Dock St.



1801 East Cary Street

1st Floor

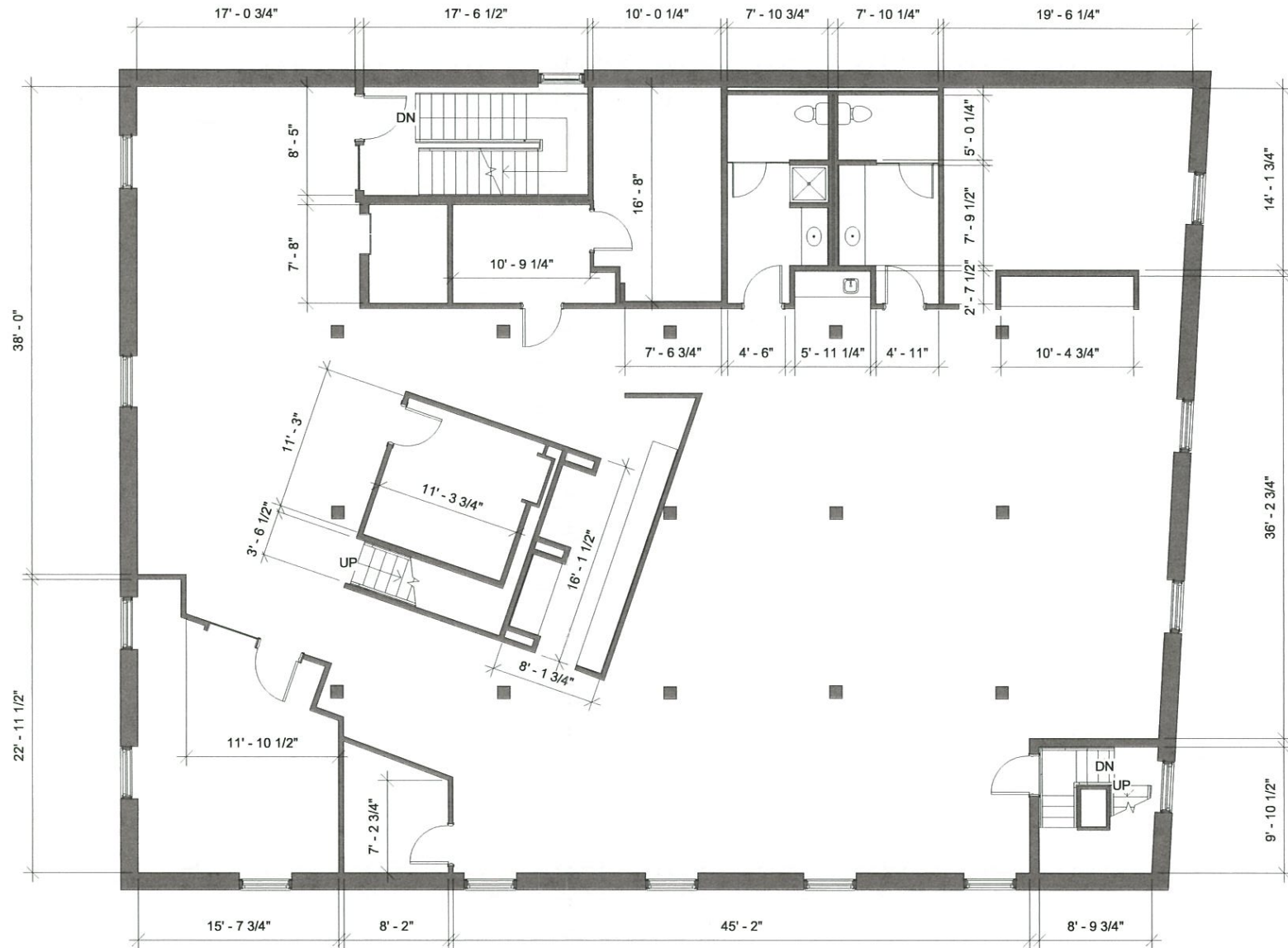
Fully Leased



1801 East Cary Street

2nd Floor

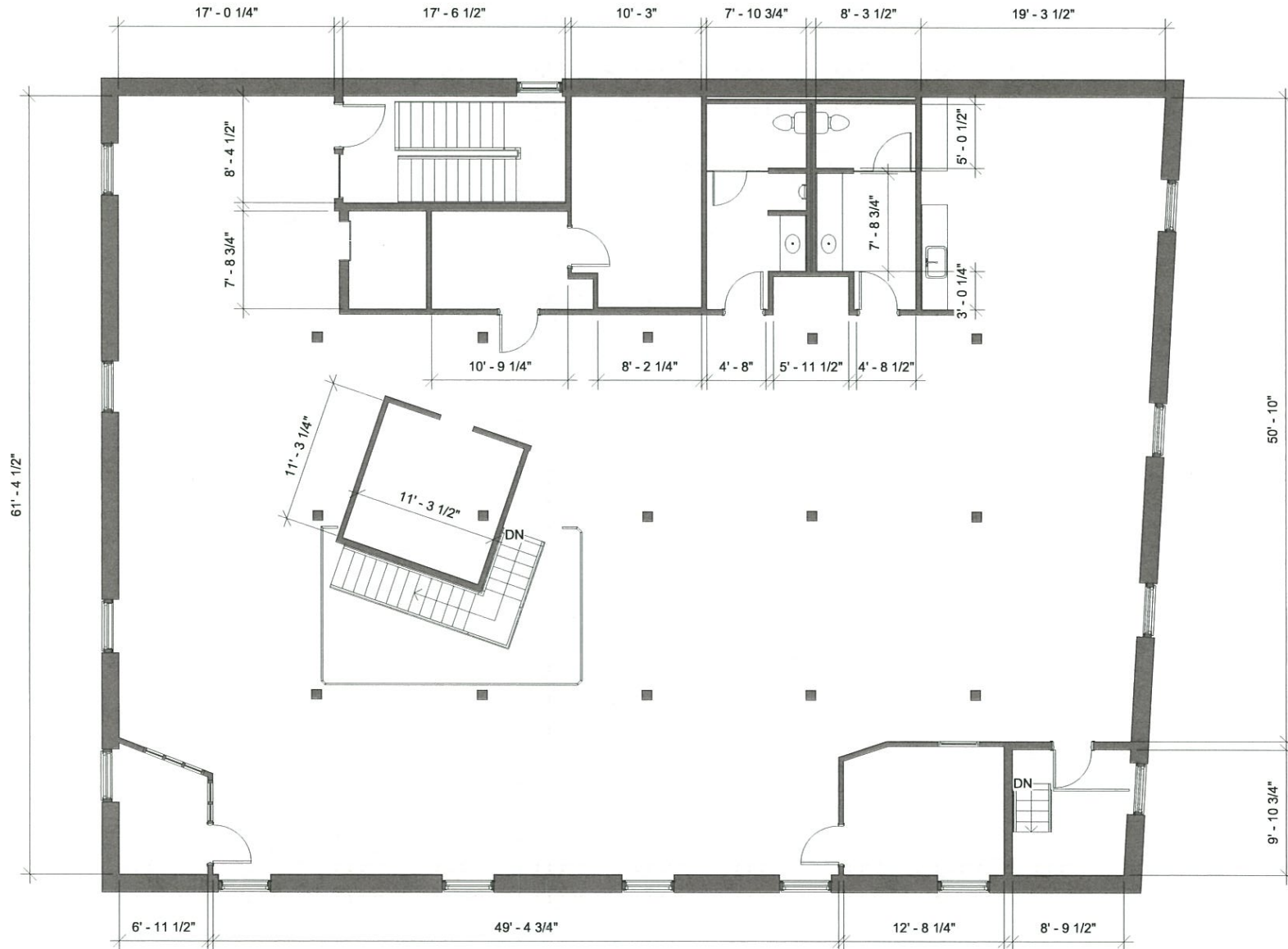
5,000 SF available



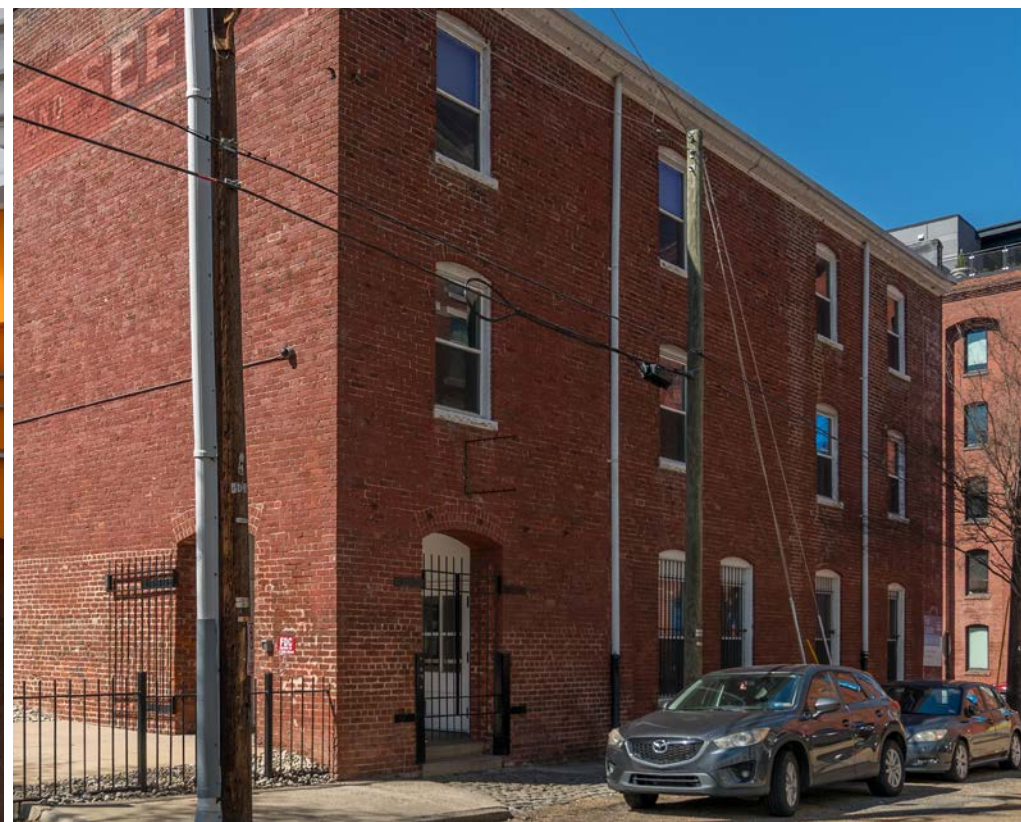
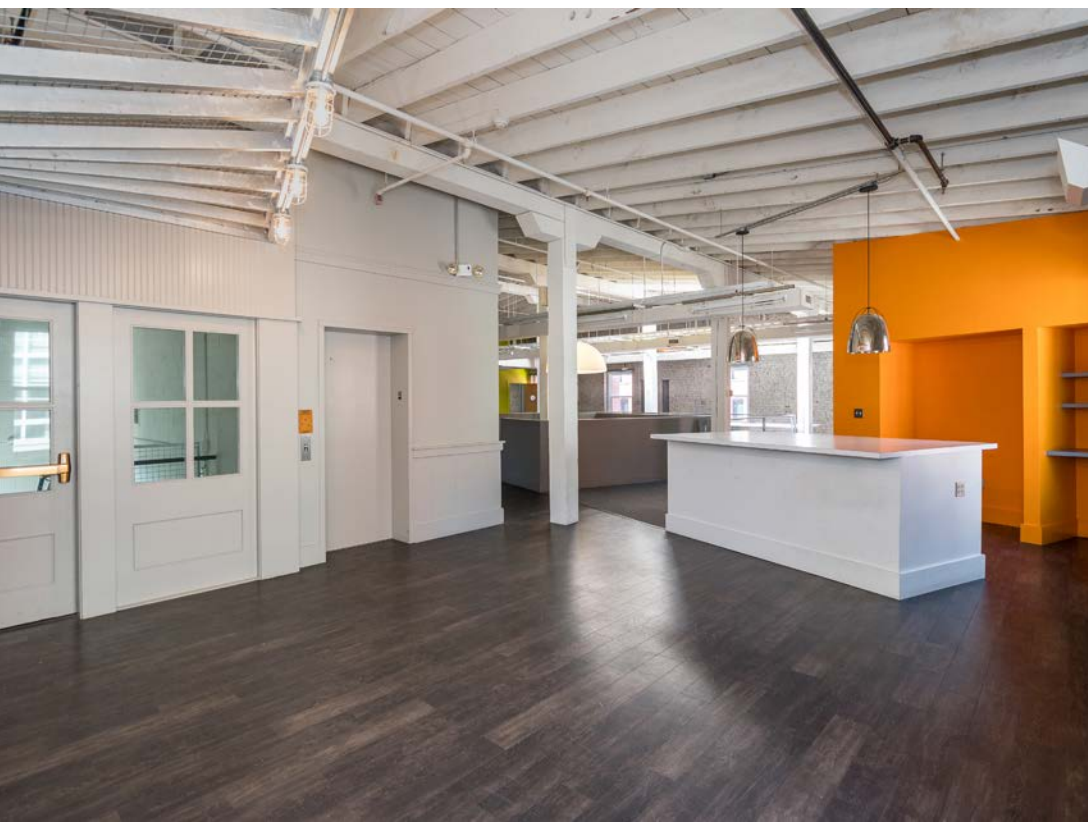
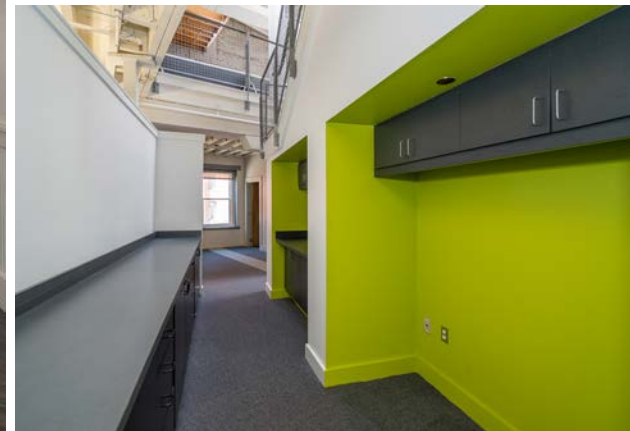
1801 East Cary Street

3rd Floor

5,000 SF available



1801 East Cary Street

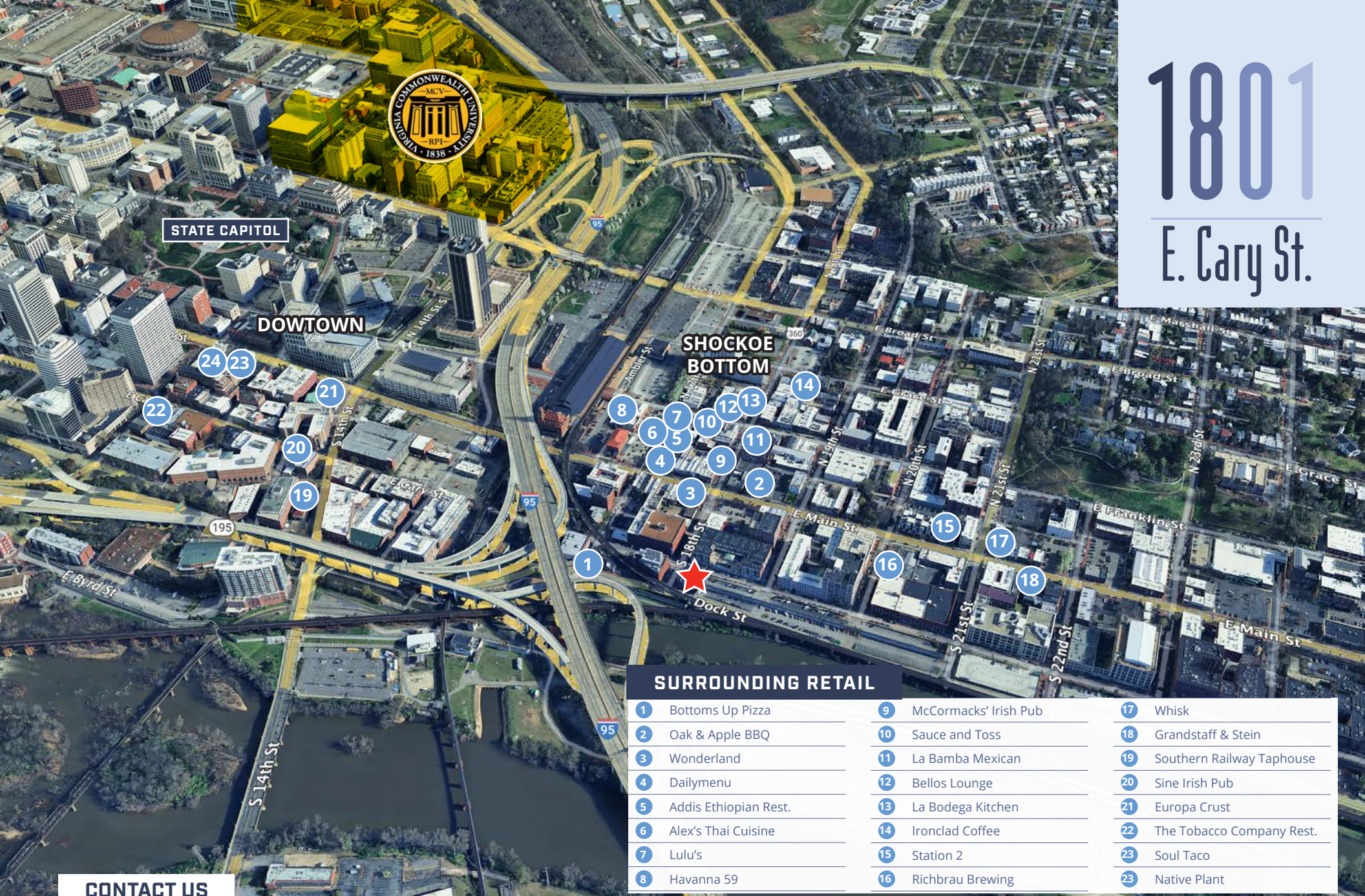


1801 East Cary Street



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E. Cary St.



SURROUNDING RETAIL

1	Bottoms Up Pizza	9	McCormacks' Irish Pub	17	Whisk
2	Oak & Apple BBQ	10	Sauce and Toss	18	Grandstaff & Stein
3	Wonderland	11	La Bamba Mexican	19	Southern Railway Taphouse
4	Dailymenu	12	Bellos Lounge	20	Sine Irish Pub
5	Addis Ethiopian Rest.	13	La Bodega Kitchen	21	Europa Crust
6	Alex's Thai Cuisine	14	Ironclad Coffee	22	The Tobacco Company Rest.
7	Lulu's	15	Station 2	23	Soul Taco
8	Havanna 59	16	Richbrau Brewing	23	Native Plant

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