

Legends Brewing Company

Redevelopment Site

This Property is priced and marketed as a redevelopment site for apartments and/or hotel:

- 321 West 7th Street, Richmond, VA (Old Manchester District)
- 1.3 acres on two levels facing both West 7th and West 6th Streets and/or Porter Street and McDonough Street
- Easy access to the Financial District, the State Capitol Building, the VCU Medical Center, VCU Main Campus, and CoStar.
- Large Grocery stores are located just a five-minute drive west on the Expressway.
- Tax Opportunity Zone for any 1031 capital gains profits
- Zoned B-7 allowing by-right 220 apartments in a 6 over 2 configuration (see the Massing Study done by Dwell Architects, attached) or hotel
- Garage construction would be very efficient due to access to four streets, as well as the depth of 130' (120' is optimal). Internal ramping could be avoided.
- Class A apartments are experiencing occupancy in excess of 95% in surrounding properties, including Rivers Edge, The Commodore, and Eddy on the James on 6th and 7th Streets
- New developments planned on both West 7th and West 6th Streets will invigorate the local scene

This Property could also be purchased for its current use:

- The Restaurant is 4,000 sf, seating 199 inside and 200 on the deck.
- The brewery is 16,800 sf.
- The brewery equipment, beer formulas, and brand can be purchased separately from the Braumeister. Legends Beer has significant weight in the national microbrewery scene.
- All furniture would convey.

The listed price is \$4,000,000. There will be a call for offers on February 28, but pre-emptive strikes can be offered.

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