



# FOR SALE

1021 & 1103  
Oliver Hill Way  
Richmond, VA 23219



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions

Oliver Hill Way

Coalter Street

1021 Oliver Hill Way

1103 Oliver Hill Way

## PROPERTY HIGHLIGHTS

- › Two buildings available together or separate
- › Conveniently located in Upper Shockoe Valley
- › Combined 2.715± Acres, 15,103 square feet
- › Zoned M-1
- › Direct access to three roads with significant frontage and multiple access points
- › Tremendous long term investment
- › Significant development and redevelopment surrounding property
- › Asking \$1,400,000 combined

### FOR MORE INFORMATION:

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1021 Oliver Hill Way



1103 Oliver Hill Way

## 1021 OLIVER HILL WAY

Total SF	8,400
Office SF	6,930
Warehouse SF	1,470
Parking	29 parking spaces, including 2 handicap van spaces
Acreage	0.959
Frontage	Oliver Hill Way and N 18th Street



## 1103 OLIVER HILL WAY

Total SF	6,703
Office SF	4,052
Warehouse SF	2,651
Parking	30 parking spaces, including 2 handicap van spaces
Acreage	1.756
Frontage	Oliver Hill Way, Coalter Street, and N 18th Street





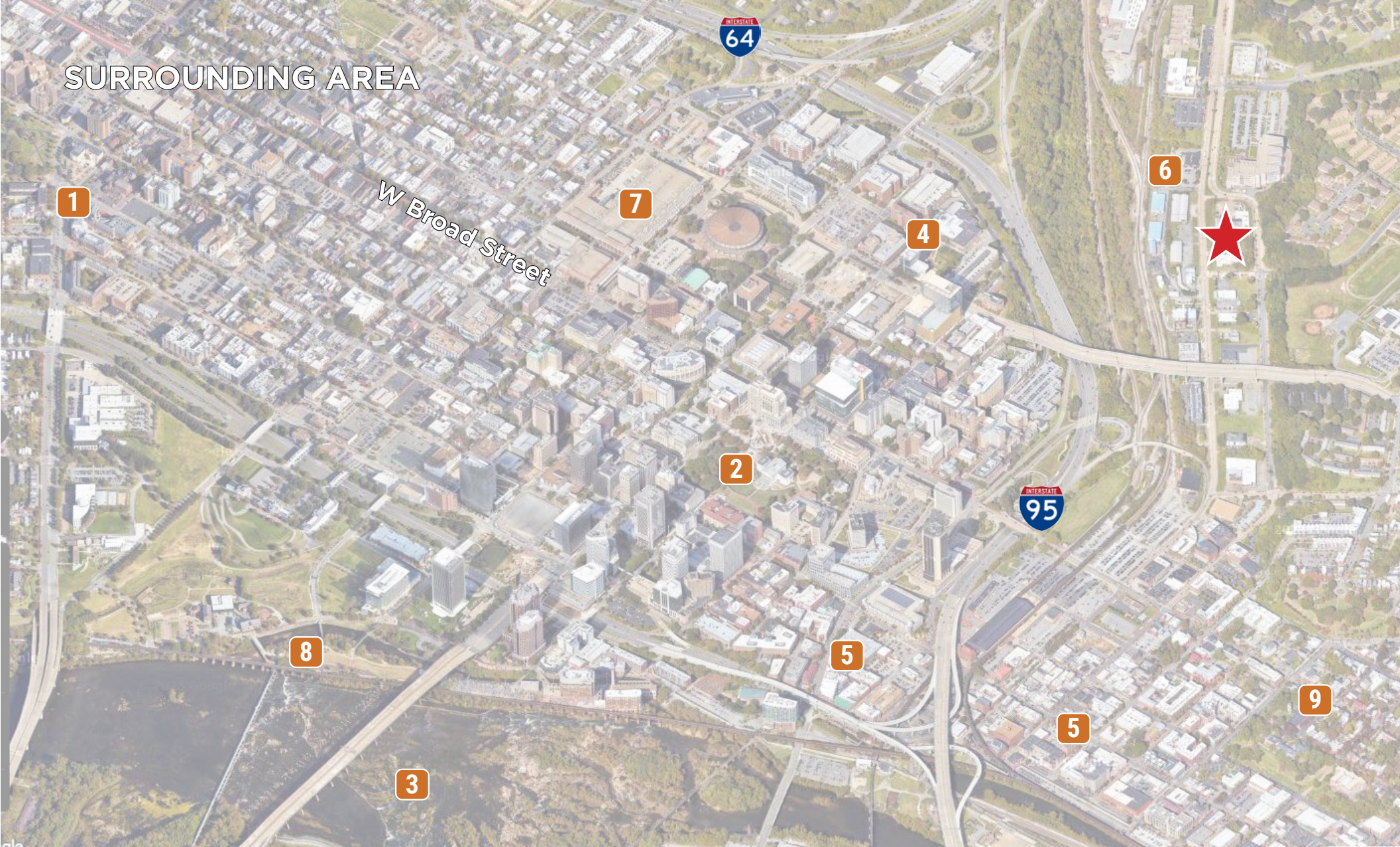
1021 Oliver Hill Way



1103 Oliver Hill Way



# SURROUNDING AREA



1. Virginia Commonwealth University

2. Virginia State Capitol

3. James River

4. MCV Campus

5. Shockoe Bottom

6. Upper Shockoe Valley

7. Greater Richmond Convention Center

8. Brown's Island

9. Church Hill

 Subject Property