

FOR SALE

RARE FAN DEVELOPMENT OPPORTUNITY

1109 & 1111 West Franklin Street | Richmond, VA 23220



S.L. NUSBAUM
REALTY CO.



JOYNER
COMMERCIAL

NEW PRICING



ANDREW PEGALIS

Development & Acquisitions

O. 804.944.9272

C. 804.678.8816

apegalis@slnusbaum.com

NATHAN SHOR

Senior Vice President

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

DAVID FEIBISH

Associate Broker, REALTOR®

O. 804.967.2735

C. 804.399.4514

david.feibish@joynercommercial.net

PROPERTY SUMMARY

RARE FAN DEVELOPMENT OPPORTUNITY

1109 & 1111 West Franklin Street | Richmond, VA 23220



S.L. NUSBAUM
REALTY CO.



OFFERING SUMMARY

Sale Price:	\$1,295,000
Building Size:	8,008 SF
Lot Size:	0.2 Acres
Zoning:	R-6

PROPERTY OVERVIEW

Development Opportunity: Two Fan Row Houses

PROPERTY HIGHLIGHTS

- Prime VCU location
- Potential Historic Tax Credits
- Onsite Parking
- New Roof



DEMOGRAPHICS

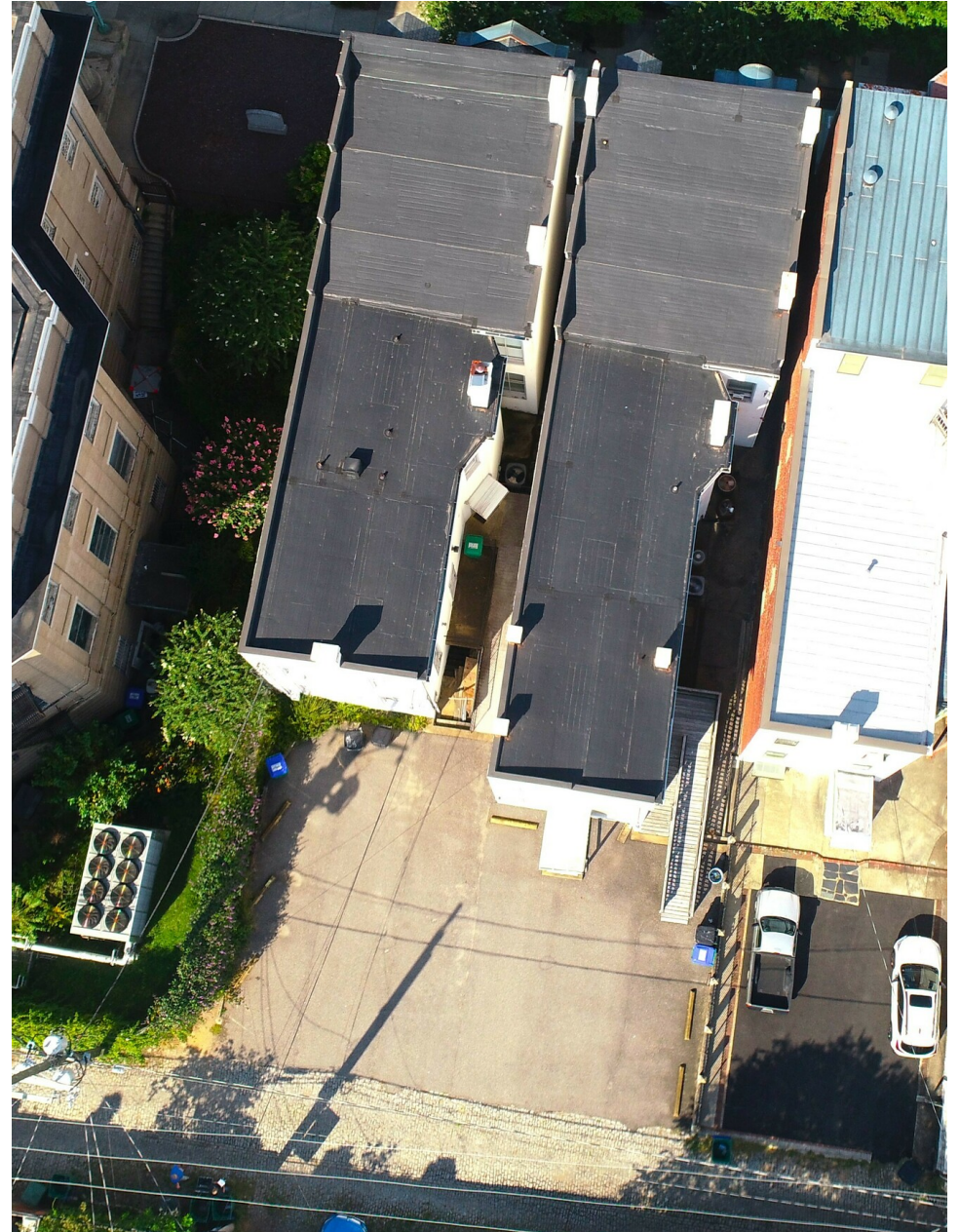
	0.5 MILES	1 MILE	3 MILES
Total Population	15,402	35,684	142,511
Daytime Population	28,861	53,716	219,114
Total Households	5,198	15,302	69,120
Average HH Income	\$90,593	\$85,930	\$90,802

ADDITIONAL PHOTOS

RARE FAN DEVELOPMENT OPPORTUNITY
1109 & 1111 West Franklin Street | Richmond, VA 23220



S.L. NUSBAUM
REALTY CO.



1109 INTERIOR PHOTOS

RARE FAN DEVELOPMENT OPPORTUNITY

1109 & 1111 West Franklin Street | Richmond, VA 23220



S.L. NUSBAUM
REALTY CO.



1111 INTERIOR PHOTOS

RARE FAN DEVELOPMENT OPPORTUNITY

1109 & 1111 West Franklin Street | Richmond, VA 23220



S.L. NUSBAUM
REALTY CO.



CONTACT INFORMATION

RARE FAN DEVELOPMENT OPPORTUNITY

1109 & 1111 West Franklin Street | Richmond, VA 23220



S.L. NUSBAUM
REALTY CO.



ANDREW PEGALIS

Development & Acquisitions
C. 804.678.8816
O. 804.944.9272
apegalis@slnusbaum.com

NATHAN SHOR

Senior Vice President
C. 804.539.7404
O. 804.944.2399
nshor@slnusbaum.com

DAVID FEIBISH

Associate Broker, REALTOR®
C. 804.399.4514
O. 804.967.2735
david.feibish@joynercommercial.net

COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

CLICK HERE TO LEARN MORE

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.