

FOR SALE

RARE FAN DEVELOPMENT OPPORTUNITY

1109 & 1111 West Franklin Street | Richmond, VA 23220



S.L. NUSBAUM
REALTY CO.



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

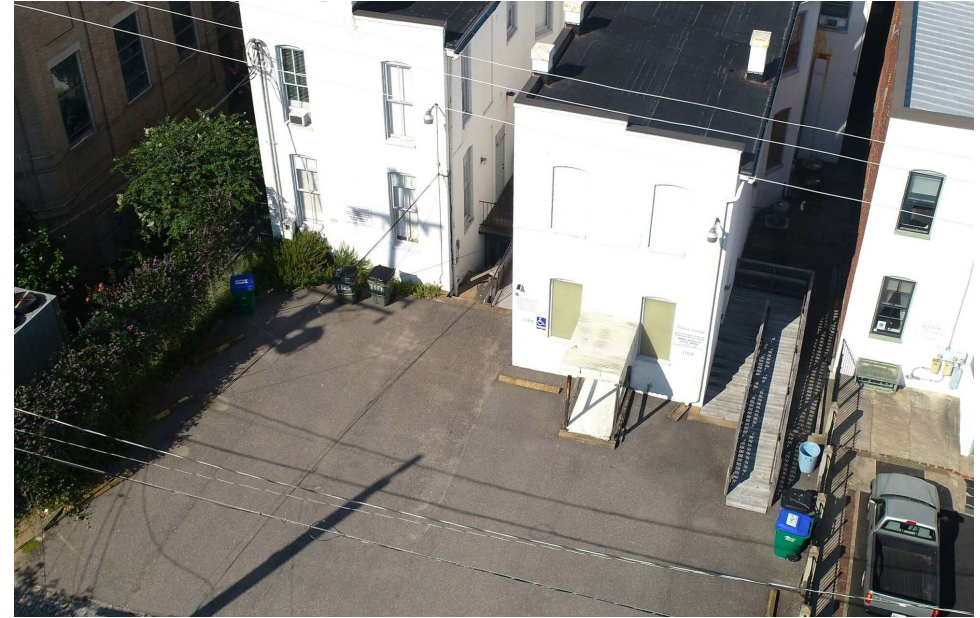
PROPERTY SUMMARY

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OFFERING SUMMARY

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

PROPERTY OVERVIEW

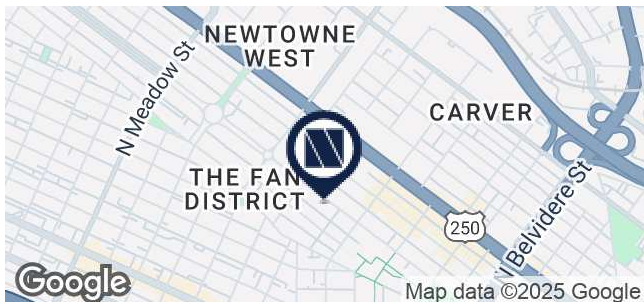
Development Opportunity: Two Fan Row Houses

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

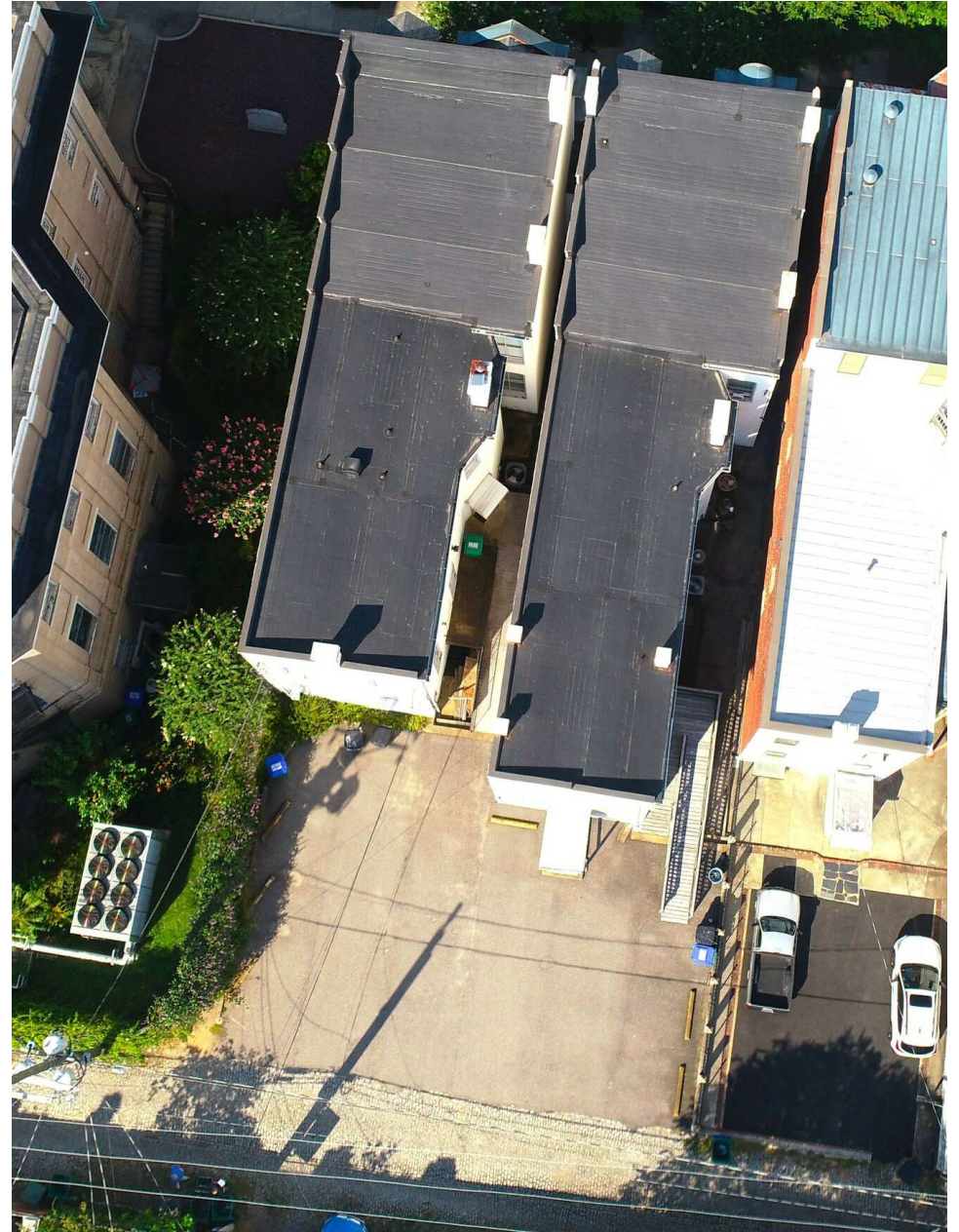


ADDITIONAL PHOTOS

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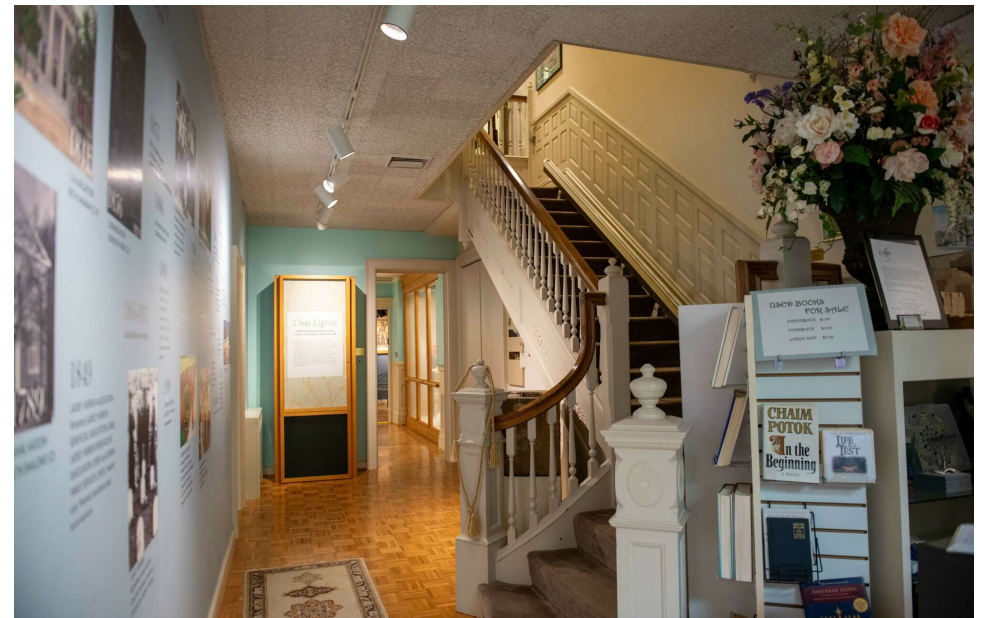


1109 INTERIOR PHOTOS

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1111 INTERIOR PHOTOS

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CONTACT INFORMATION

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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.

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