

# Historic Mixed-Use Development

Creative Office/ Retail Space Available

EXCLUSIVE LISTING

**FOR SALE  
&  
FOR LEASE**



20 08  
**ONE SOUTH**  
COMMERCIAL

## 2500 EAST MARSHALL ST

RICHMOND, VA 23223



**\$1,300,000 (sale) +  
\$18 PSF/Modified Gross**

### PROPERTY HIGHLIGHTS

- ✓ **HISTORIC CHURCH HILL**
- ✓ **HIGH VISIBILITY**
- ✓ **OFF STREET PARKING**
- ✓ **OPEN FLOOR PLAN**

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## One South Commercial is pleased to offer for sale and for lease 2500 E Marshall Street, the former Billups Funeral Home.

The Billups family and their funeral home date back to 1850, having served the Richmond community with funeral services for over 150 years. This storied building now sits prime for redevelopment for a mixed-use project in the heart of historic Church Hill. This 13,695 SF property provides the opportunity for creative office/ retail uses on the ground floor and above with possible apartment living on the second and third floors. A large off-street parking lot and high visibility location complement the potential uses for the space.

### QUICK FACTS

**ADDRESS** | 2500 East Marshall Street  
Richmond, VA 23223

**PID** | E0000384023

**ZONING** | RO-2

**LOT SIZE** | 0.292 AC

**GLA** | 13,695 SF

**YEAR BUILT** | 1917

**SALE PRICE** | \$1,300,000 (sale) +  
\$18 PSF/Modified Gross













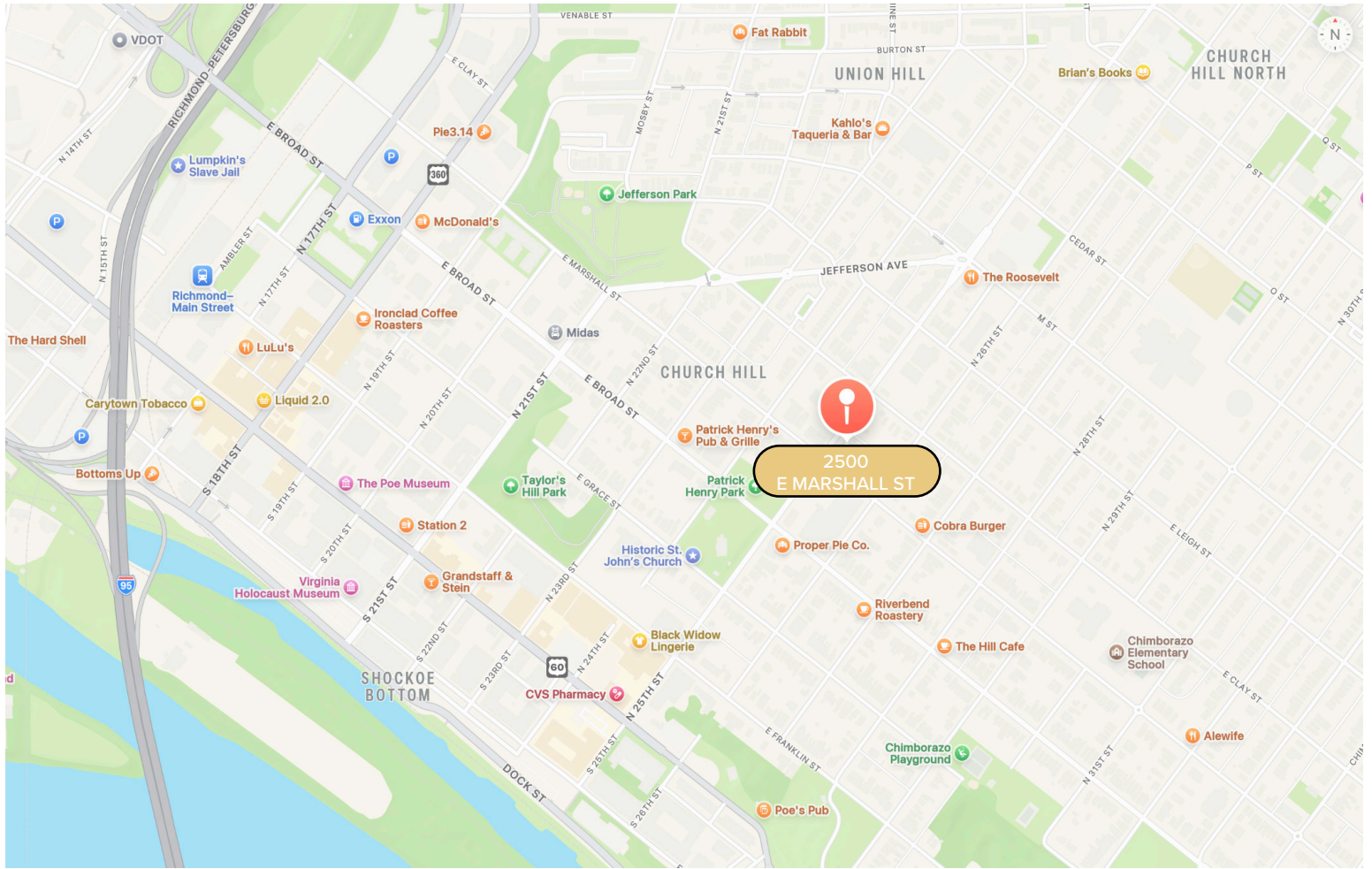












## Church Hill

The Church Hill neighborhood is garnering national recognition for its vibrant food scene as numerous publications have come out with articles about the restaurants, bakeries, cafes, and boutiques in the area. With its stately pre-Civil War homes as the centerpiece, the neighborhood is one of the most sought after areas to live in the Richmond vicinity. Close to VCU Health Systems, the Central Business District, the State Capitol and numerous state offices, the Federal Court House, and the City of Richmond's government center; the building is extremely well situated.





**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.



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