

Fan District Mixed-Use Building

Excellent Investment Opportunity

EXCLUSIVE LISTING

FOR SALE



20 08
ONE SOUTH
COMMERCIAL

2523 W MAIN STREET

RICHMOND, VA 23220

 **\$775,000**

PROPERTY HIGHLIGHTS

- ✓ 100% OCCUPIED
- ✓ 2,394 SQ FT
- ✓ 2020 RENOVATION
- ✓ UB ZONING
- ✓ HISTORIC FAN DISTRICT

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One South Commercial is pleased to present the exclusive listing for 2523 W Main St in the Historic Fan District.

This listing presents a rare opportunity to purchase a building with a commercial storefront and a residential unit at 2523 W Main St. The space is currently under a multi-year lease agreement to restaurant Cocky Rooster. A beautiful 2-bedroom apartment is located on the second floor. The building was constructed in 1920 and renovated extensively in 2020. Improvements include a new 5-ton HVAC unit, paint, refinished hardwood flooring, new kitchen, and new windows.

This location is excellent for commercial and residential space. It is located in the heart of the Historic Fan District within walking distance to Carytown, Byrd Park, the commercial corridors of Robinson St, Main Street, and the Virginia Museum of Fine Arts. 2523 W Main St is situated in one of the most dynamic neighborhood commercial corridors in Richmond. This listing is surrounded by robust residential areas with favorable demographics to support the mixed-use building. It provides an excellent opportunity for a buyer looking for an investment opportunity in the Historic Fan District.

QUICK FACTS	
ADDRESS	2523 W Main St Richmond, VA 23220
PID	W0001117003
ZONING	UB
GBA	2,394 SF
LOT SIZE	.069 AC
PRICE	\$775,000









THE FAN DISTRICT

The Fan District is located on the western edge of downtown and VCU's Monroe Park campus. The Fan is one of Richmond's most striking and engaging urban neighborhoods.

The Fan was largely developed in the early 1900's and remains one of the city's most walkable and pedestrian friendly places to live. The density and mixed-use nature of the Fan means cultural, entertainment, and dining options are located within the residential district and this unique blend is one of the Fan's most appealing attributes.

In keeping with the early 20th century urban design philosophy, almost every location within the Fan is a short and reasonable walk of several restaurants and markets. Main Street and Robinson Streets serve as commercial corridors housing many restaurants, breweries, coffee shops, and more. Lombardy, Meadow, and Strawberry Streets all have a high instances of dining establishments and markets.

The Fan's strategic location means that the best of the city is never far away. The Boulevard corridor is home to the famed Virginia Museum of Fine Arts (VMFA), the Virginia Museum of History and Culture, the Science Museum of Virginia, and the Children's Museum. In addition to museums, the Boulevard and Broad St corridor provides numerous entertainment options such as Bow Tie Theater, the historic Byrd Theatre, and CarMax Park, home to the Flying Squirrels baseball club (AA Affiliate of the San Francisco Giants).

