

# Renovated Historic Mixed Use Across from Convention Center

Ideal for Owner-Occupant with Opportunity to Scale

EXCLUSIVE LISTING

# FOR SALE



20 08  
**ONE SOUTH  
COMMERCIAL**

## 221 EAST CLAY ST

RICHMOND, VA 23219

 **\$1,050,000**

### PROPERTY HIGHLIGHTS

- ✓ POTENTIAL FOR UP TO 4 UNITS
- ✓ FULLY RENOVATED CORNER MIXED USE
- ✓ RIGHT ACROSS FROM RICHMOND CONVENTION CENTER
- ✓ POTENTIAL FOR SHORT TERM RENTAL
- ✓ DUAL GROUND FLOOR STOREFRONT/ CONCEPT POTENTIAL

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**This renovated 4,090 SF mixed-use property offers a compelling blend of historic character, flexibility, and investment potential.—directly across from the Convention Center.**

Currently operated as a duplex, the building could be reconfigured to function as a triplex or quadplex, including the potential for two separate commercial suites on the ground floor and two residential units on the second floor. Benefiting from extensive street frontage along both E. Clay Street and N. 3rd Street, the property enjoys exceptional visibility and accessibility. A standout corner storefront anchors the building and presents an outstanding opportunity for retail, restaurant, office, gallery, or other creative commercial uses in one of Richmond’s most active and rapidly evolving urban districts.

The property’s second-floor residential unit currently operates as a high-performing Airbnb, with all personal property in that unit conveying with the sale, providing immediate income potential for a new owner. Ideal for an owner-user seeking rental income to offset occupancy costs or an investor looking to maximize returns through a more optimized unit mix, the property offers multiple avenues for value creation. Additional upside exists through the potential development of a small courtyard, creating a unique destination atmosphere or creative enclave that complements the building’s historic charm and prominent location. Further enhancing the investment appeal, the property is situated within an Enterprise Zone, CARE District, and Opportunity Zone, providing access to a variety of potential economic development incentives and tax advantages. Well maintained and thoughtfully renovated, 221 E Clay Street represents a rare opportunity to acquire a flexible mixed-use asset in one of Richmond’s most sought-after neighborhoods.

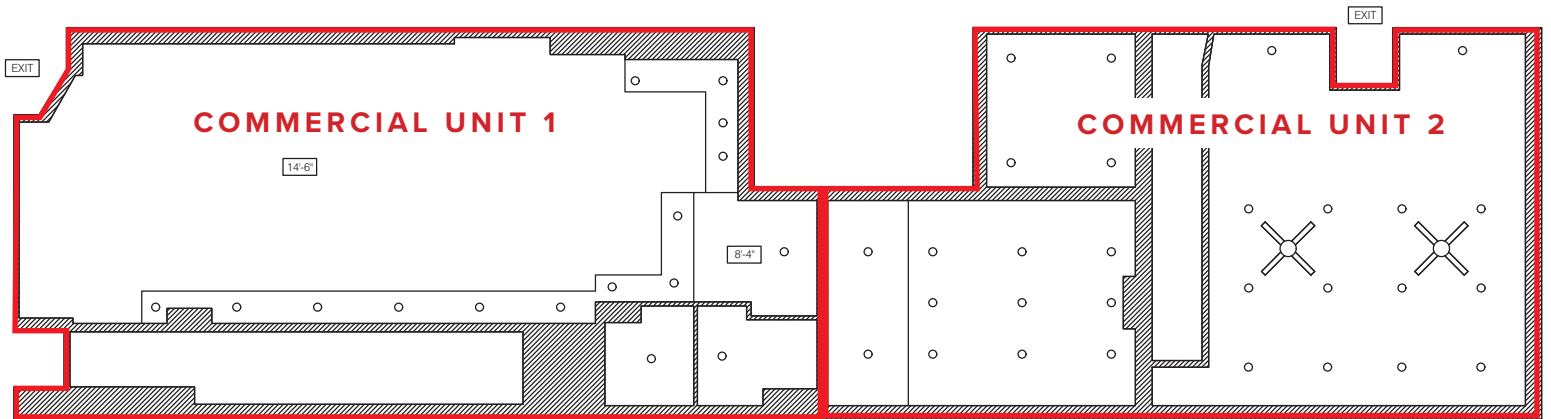
QUICK FACTS	
ADDRESS	221 East Clay St, Richmond, VA 23219
PID	N0000038011
ZONING	B-2
GLA	4,090 SF
LOT SIZE	0.051 AC
PRICE	\$1,050,000



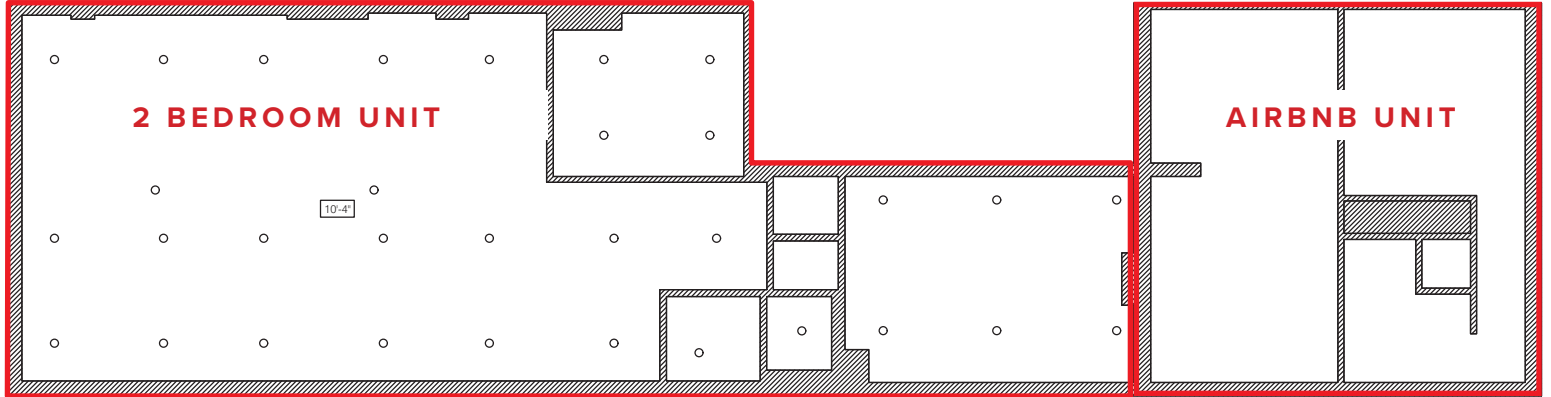








GROUND FLOOR COMMERCIAL



SECOND FLOOR



## JACKSON WARD

Known historically as the “Harlem of the South” and “Black Wall Street,” Jackson Ward has seen a powerful resurgence, with Black-owned businesses and local entrepreneurs investing back into the community. From restaurants and cafes to shops and services, the neighborhood is full of opportunities to support local businesses while enjoying its unique culture and flavor. Apartments in Jackson Ward place you right in the center of this thriving community, offering walkable access to dining, shopping, and the broader downtown Richmond area.

Beyond its local businesses, Jackson Ward is rich in history and culture, home to landmarks like the Black History Museum & Cultural Center of Virginia and the Maggie L. Walker National Historic Site. With parks, public art, and cultural events throughout the neighborhood, Jackson Ward is a dynamic destination to live, explore, and connect with Richmond’s vibrant past and present.



**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.

## MEET YOUR AGENTS



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