

Renovated Live/Work Opportunity

2 Story Mixed Use Historic Building

EXCLUSIVE LISTING

FOR SALE



20 08
ONE SOUTH
COMMERCIAL

1521 HULL STREET

RICHMOND, VA 23224

 **\$425,000**

PROPERTY HIGHLIGHTS

- ✓ RENOVATED HISTORIC DUPLEX
- ✓ FLEXIBLE B-5 ZONING
- ✓ UNIQUE OUTDOOR SPACE
- ✓ OFF STREET PARKING
- ✓ 112 APARTMENT UNITS UNDER CONSTRUCTION ON SAME BLOCK

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Renovated mixed use investment with value add opportunity on the up-and-coming 1500 block of Hull Street!

1521 Hull is a 2,903 SF 2 story renovated historic duplex with a highly visible retail storefront studio on the ground floor and a beautiful modern 2 bed/2bath apartment on the 2nd floor.

This dynamic offering has many unique historic accents and modern design features including original post and beam detail, corrugated metal wainscoting, original exposed brick walls, floor to ceiling tile baths, 10'+ ceilings and interior glass walls. Additionally, the property includes a unique outdoor space featuring a spacious rear deck for the apartment, rear fenced yard, and a shipping container outbuilding, adding to the property's industrial vibe while providing plenty of additional portage on site. There is also ample off-street parking and ample room to potentially expand the building footprint. This offering is ideal as a live/work opportunity but is also an excellent entry level investment opportunity in one of Richmond's fastest growing submarkets.

Located in desirable B-5 zoning district, the ground floor storefront allows a range of uses which makes it ideal for production space, creative office, or a retail boutique. With Manchester's vibrant revitalization continuing to roar down Hull Street, including 112 apartment units under construction on the same block, this very "Dwell" like offering provides an excellent window to get in on the ground floor for both owner occupants and investors alike!

QUICK FACTS	
ADDRESS	1521 Hull St Richmond, VA 23224
PID	S000-0197-024
ZONING	B-5
GLA	2,903 SF
YEAR BUILT	1920
PRICE	\$425,000



B-5
CENTRAL BUSINESS
ZONING



2,903 SF
GBA



10'+
CEILINGS



2nd Floor
2BD/2BA
APARTMENT

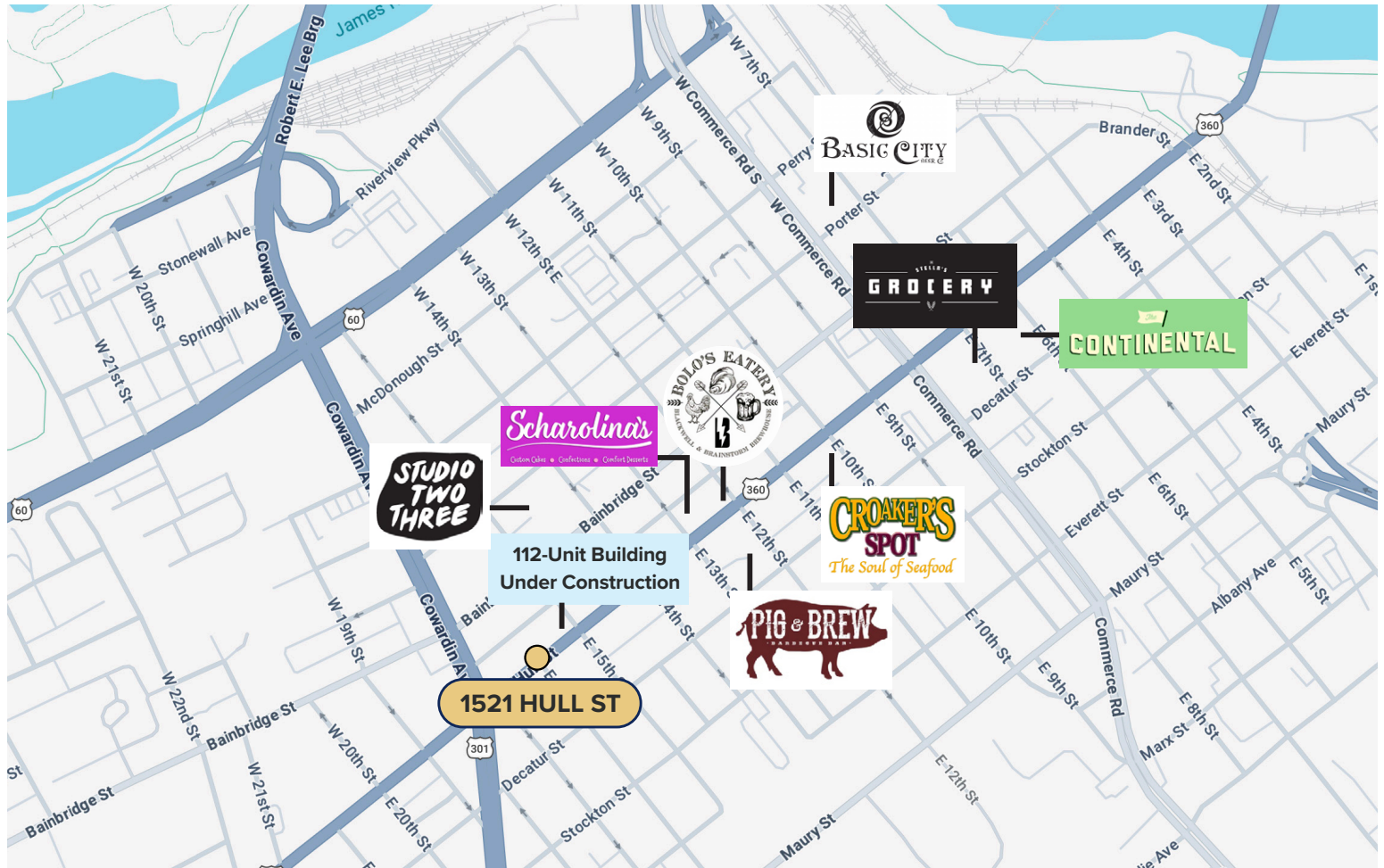


1920
CONSTRUCTION









MANCHESTER

Nestled along the southern bank of the James River, Manchester is a thriving neighborhood that blends rich history with modern urban revitalization. Once an independent city with deep industrial roots, Manchester is now one of Richmond's most dynamic areas for growth and innovation. Known for its stunning skyline views, proximity to the river, and a flourishing arts scene, the area is a magnet for businesses, residents, and visitors seeking the perfect mix of character and convenience.

Manchester's rapid transformation is fueled by creative energy and strategic development. The neighborhood offers a mix of industrial-style lofts, modern apartments, and adaptive reuse projects that attract professionals, entrepreneurs, and families alike. With its excellent connectivity to downtown Richmond and access to parks, trails, and waterfront activities, Manchester presents an ideal location for businesses seeking a vibrant, connected community to call home.



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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