

EXCLUSIVE LISTING

# Iconic Fan Corner Mixed Use Investment

## Fully Leased Renovated Property

# FOR SALE



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ONE SOUTH  
COMMERCIAL

## 2600 WEST MAIN ST

RICHMOND, VA 23220



**\$1,750,000**

### PROPERTY HIGHLIGHTS

- ✓ **ICONIC CORNER FAN LOCATION**
- ✓ **GROUND FLOOR RESTAURANT + FULLY RENOVATED 2 BEDROOM APARTMENT**
- ✓ **HIGHLY WALKABLE**

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## 2600 West Main Street presents a rare mixed use investment or possible owner occupant opportunity in the heart of Richmond's historic Fan District.

This iconic corner mixed use property is fully leased, featuring well-established restaurant Barb-Q on the ground floor and a beautifully renovated, light filled 2 bedroom apartment on the 2nd floor, offering investors a stable income stream from both commercial and residential uses. Its prominent location at the corner of W Main and Robinson provides strong visibility and walkability in one of Richmond's most dynamic neighborhoods, surrounded by a dense concentration of well reputed Fan institutions as well as considerable apartment and home density, continually driving traffic and demand for the location. This fully leased mixed-use asset offers exceptional versatility and long-term upside in one of Richmond's most sought-after "blue-chip" submarkets.

### QUICK FACTS

**ADDRESS** | 2600 West Main Street

**PID** | W0001162022

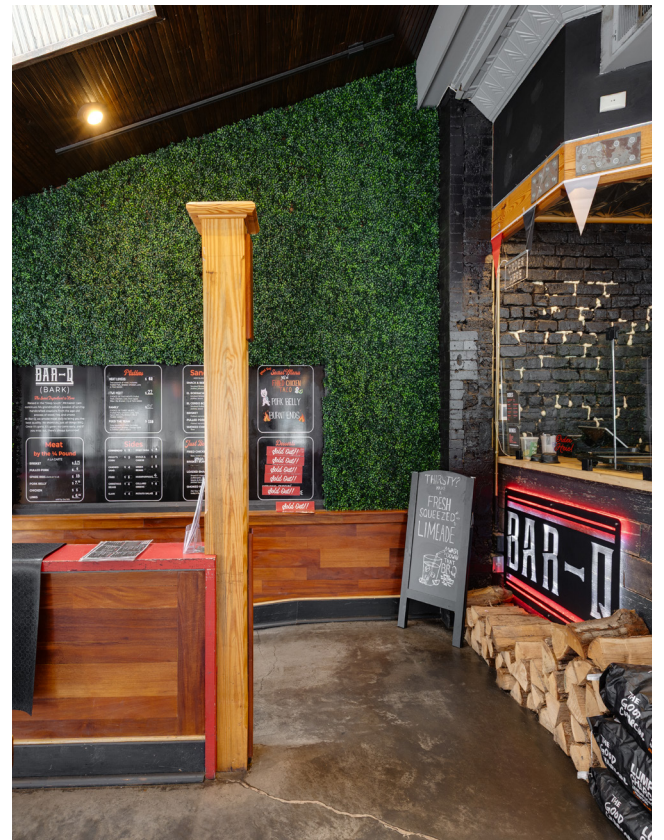
**ZONING** | UB

**GLA** | 4,208 SF

**LOT SIZE** | 0.06 AC

**YEAR BUILT** | 1907

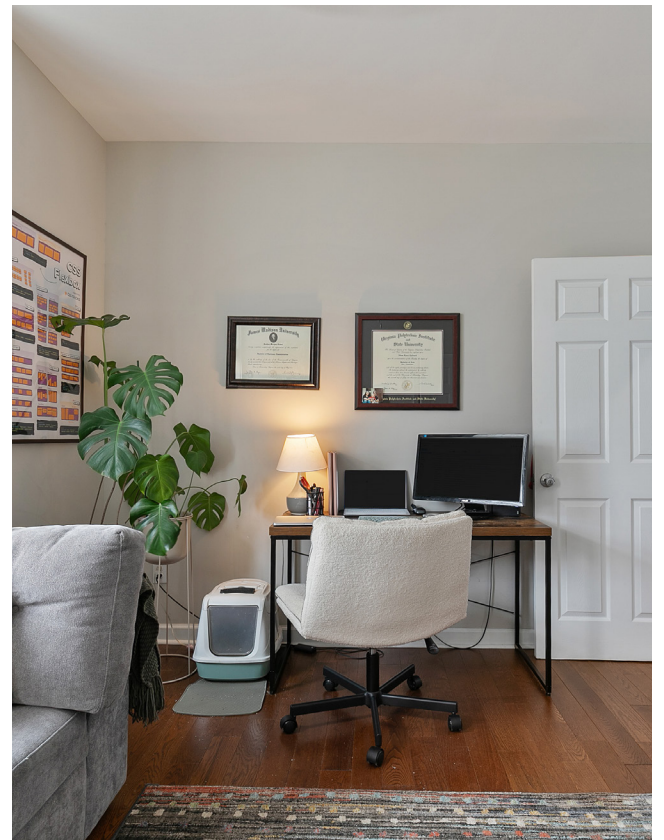
**SALE PRICE** | \$1,750,000



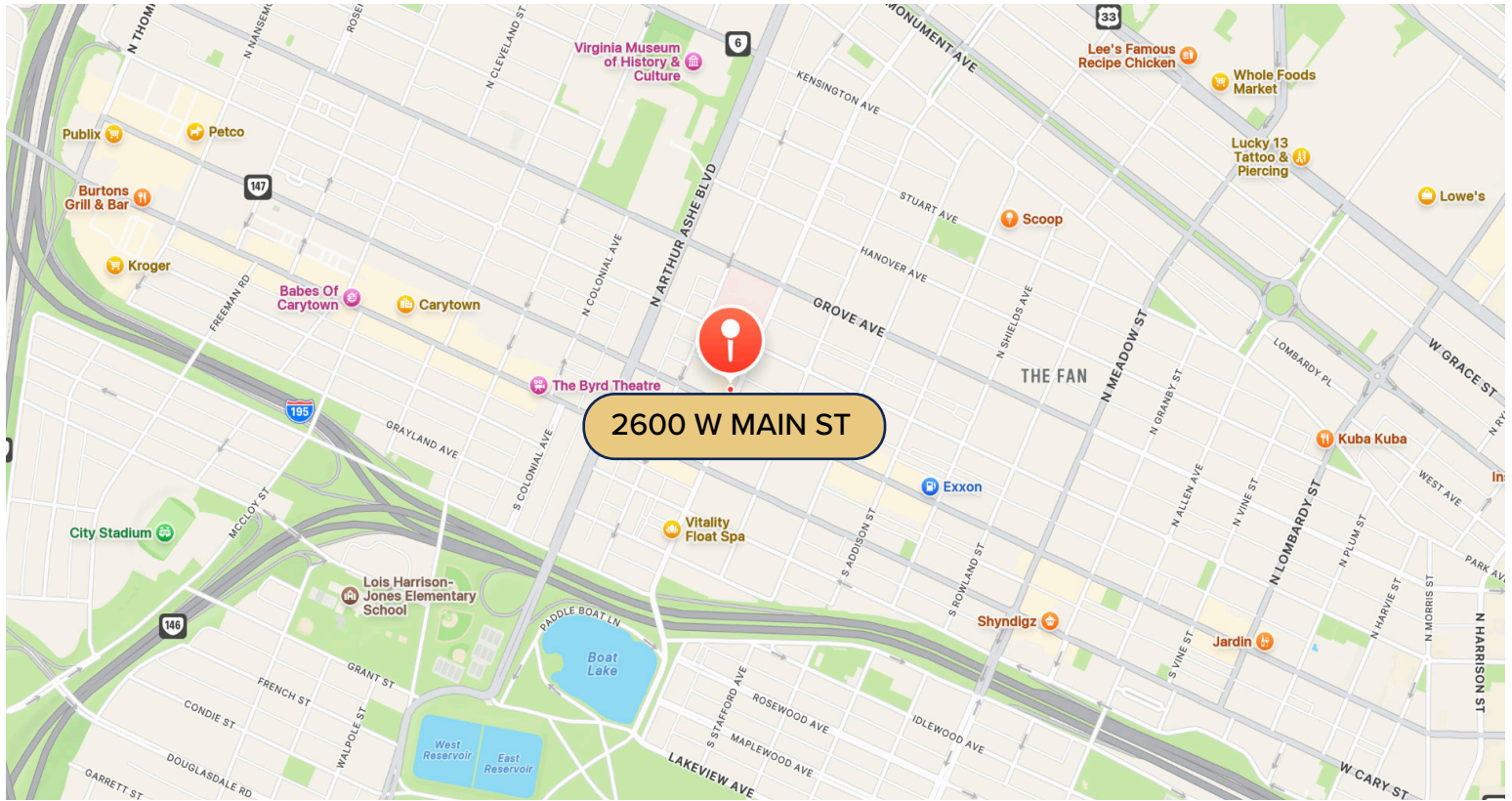












## THE FAN DISTRICT

The Fan District is located within the City of Richmond on the western edge of Downtown and VCU’s Monroe Park Campus. Bounded by Broad Street, the Boulevard, the Downtown Expressway and Belvidere, 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.

The Fan’s strategic location within Richmond means that the best of the city’s culture and entertainment is never far away. 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 are all conveniently located within walking distance of each other. In addition to museums, the Boulevard and Broad St corridor provides numerous entertainment options such as the Bow Tie Theater and CarMax Park, home to the Flying Squirrels baseball club. Additionally, fine and performing art centers including the Altria Theatre, Dominion Energy Center/Carpenter Center, the Institute of Contemporary Art (ICA), and The National are located immediately east of the Fan in the heart of VCU and in the Downtown district.

In keeping with the early 20th century urban design philosophy, almost every location within the Fan is within a short and reasonable walk of several restaurants and/or markets. Main Street and Robinson Streets serve as commercial corridors housing many restaurants, breweries, coffee shops, and more.



**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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