

# Richmond City-Creative Office/Retail

Parking Available

EXCLUSIVE LISTING

FOR SALE  
&  
FOR LEASE



## 211 NORTH 18TH STREET

RICHMOND, VA 23223



**Sale: \$499,000**

**Lease: \$14 PSF/modified gross**

### PROPERTY HIGHLIGHTS

- ✓ HISTORIC CHARM
- ✓ OWNER-OCCUPANT READY
- ✓ MULTI-STORY SPACE
- ✓ RETAIL/ OFFICE USE

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**ONE SOUTH**  
COMMERCIAL

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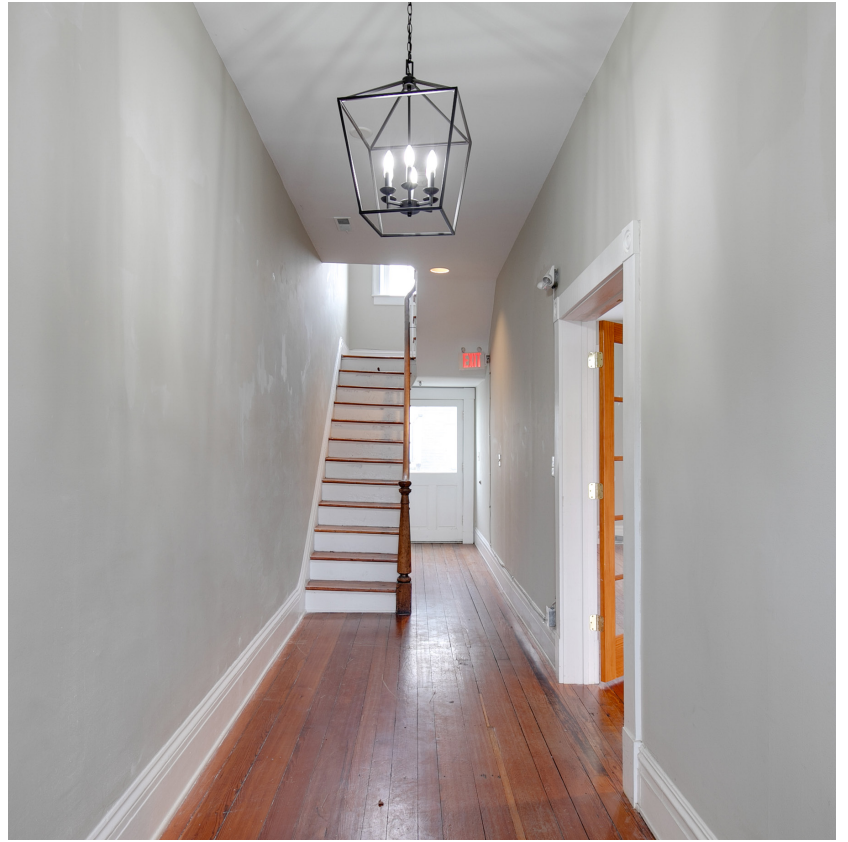
**One South Commercial is pleased to offer for sale or lease 211 N 18th Street, a historic space ideal for a creative office or retail user looking to start a new business or expand an existing operation.**

The property features a multi-story layout with private offices and a large conference/ showroom space. Off Street parking can be provided. Now is the time to buy or lease this charming, high visibility property perfect for a new business location in the heart of Richmond’s Shockoe Bottom neighborhood.

For lease, the first, second, and third floors are available, offering approximately 1,600 SF. For sale, the entire 2,340 SF building is available and includes a furnished two-bedroom, one-bathroom short-term rental unit in the English basement.

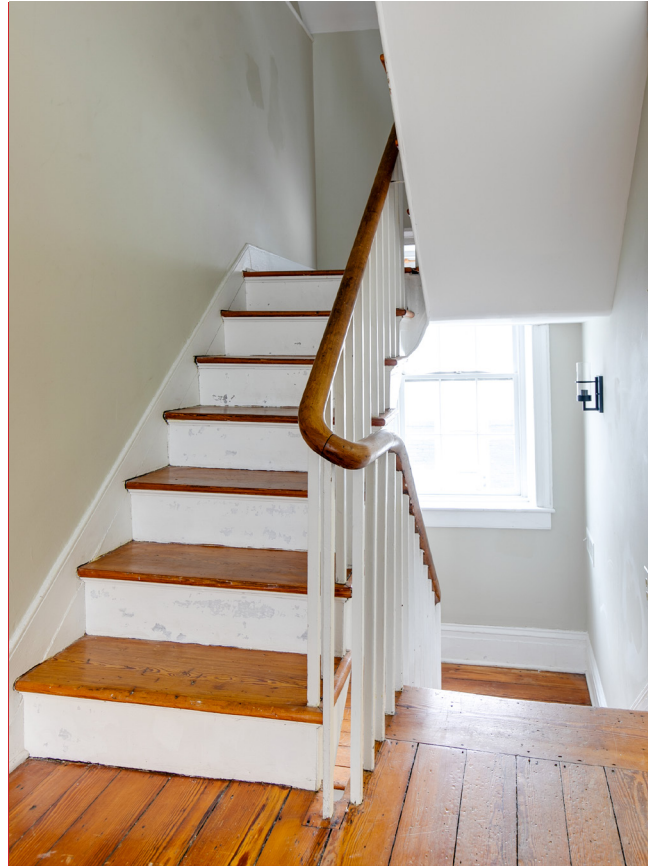
QUICK FACTS	
<b>ADDRESS</b>	211 North 18th Street, Richmond, VA 23223
<b>PID</b>	E0000161029
<b>ZONING</b>	B-5
<b>GLA</b>	1,600 SF
<b>GBA</b>	2,340 SF
<b>SALE PRICE:</b>	\$499,000
<b>LEASE PRICE:</b>	\$14 PSF/modified gross

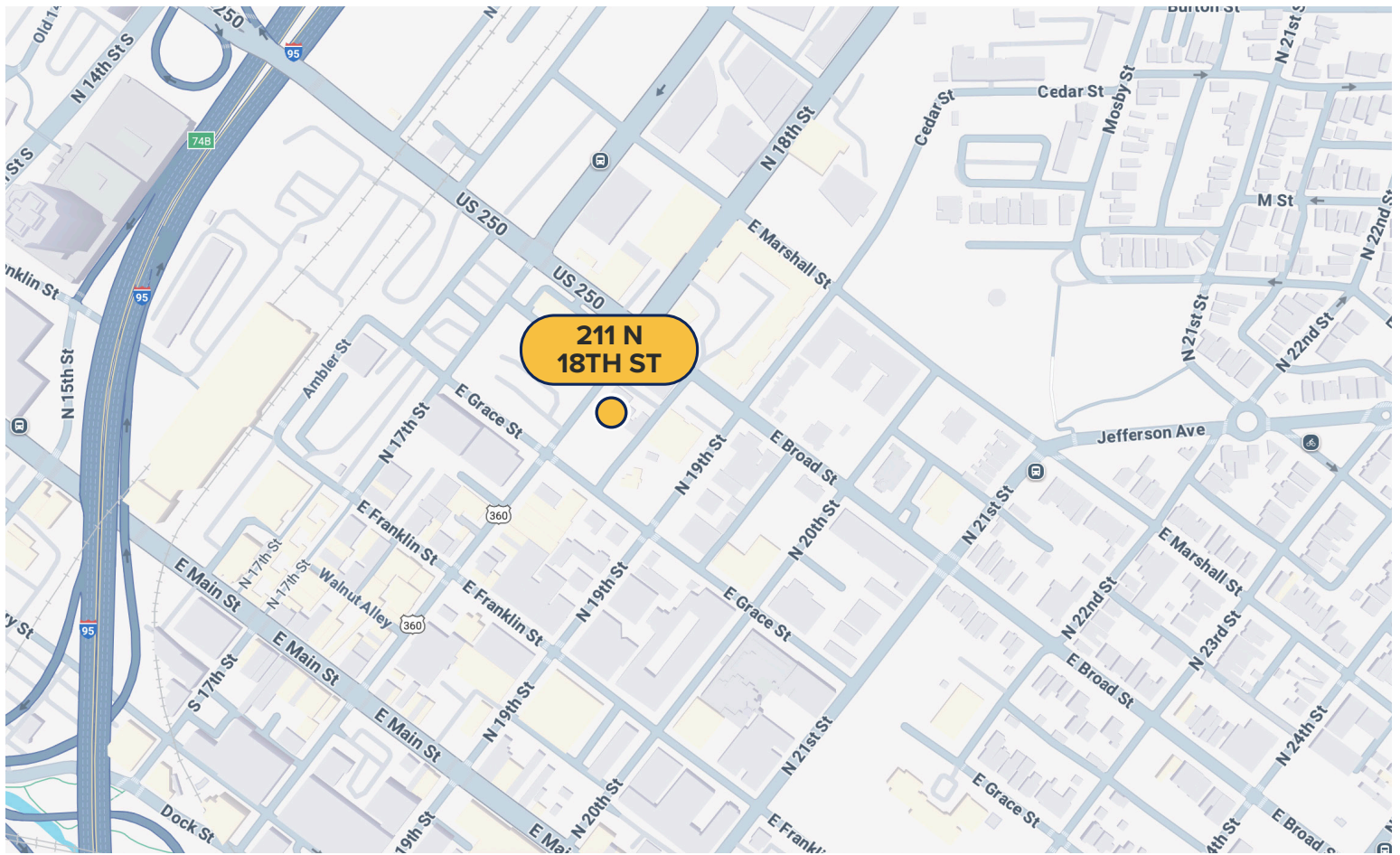












## SHOCKOE BOTTOM

**Shockoe Bottom is one of Richmond's oldest and most historic neighborhoods.** Today, as a center for lively businesses and entertainment venues, Shockoe Bottom is home to some of Richmond's most well-known shops and restaurants. In addition, Shockoe Bottom is also a popular residential area for those who choose an urban lifestyle where they can combine the best aspects of city-living.

**Richmond's iconic Main Street Station and the 17th St Farmers Market are famous landmarks in this neighborhood.** The central business district, VCU Medical Center, and VA Bio+Tech Park are also within walking distance of this neighborhood. This proximity to some of the region's largest employers and institutions makes Shockoe Bottom a popular residential area for students and young professionals. This demand can be seen in the number of new and renovated multifamily residential units that have been constructed in the past 20 years. Former tobacco warehouses have been converted to join new construction in providing some of the City's most distinctive urban apartments.



**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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