

Redevelopment Opportunity in Historic Shockoe Bottom

Blank Slate for Retail, Office or Multifamily

EXCLUSIVE LISTING

FOR SALE



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**ONE SOUTH
COMMERCIAL**

7-9 NORTH 18TH ST

RICHMOND, VA 23223

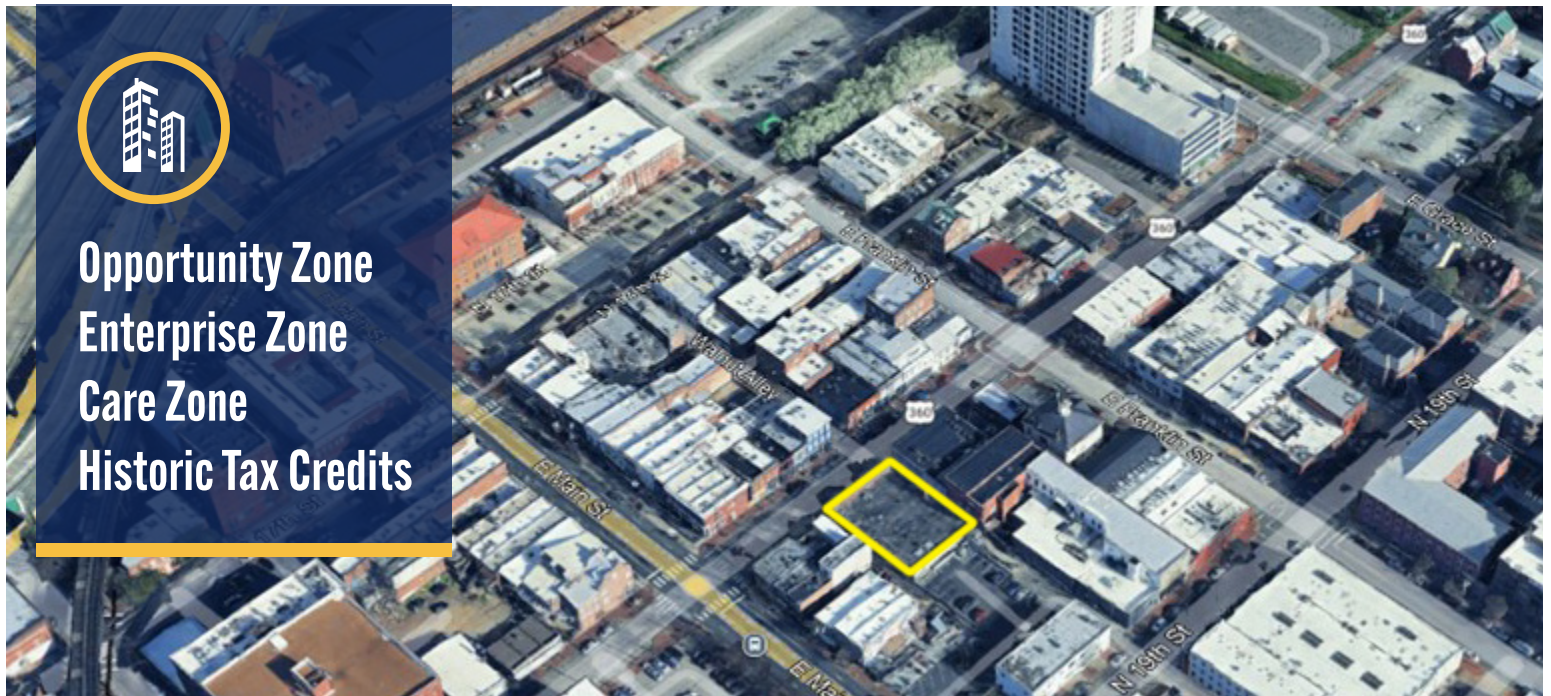
 **\$595,000**

PROPERTY HIGHLIGHTS

- ✓ APPROVED SUP FOR PARKING GARAGE
- ✓ SHELL CONDITION, READY FOR REDEVELOPMENT
- ✓ FLEXIBLE B-5 ZONING
- ✓ SIDE ALLEY ACCESS/MULTIPLE ACCESS POINTS
- ✓ HIGHLY WALKABLE NEAR MCV CAMPUS

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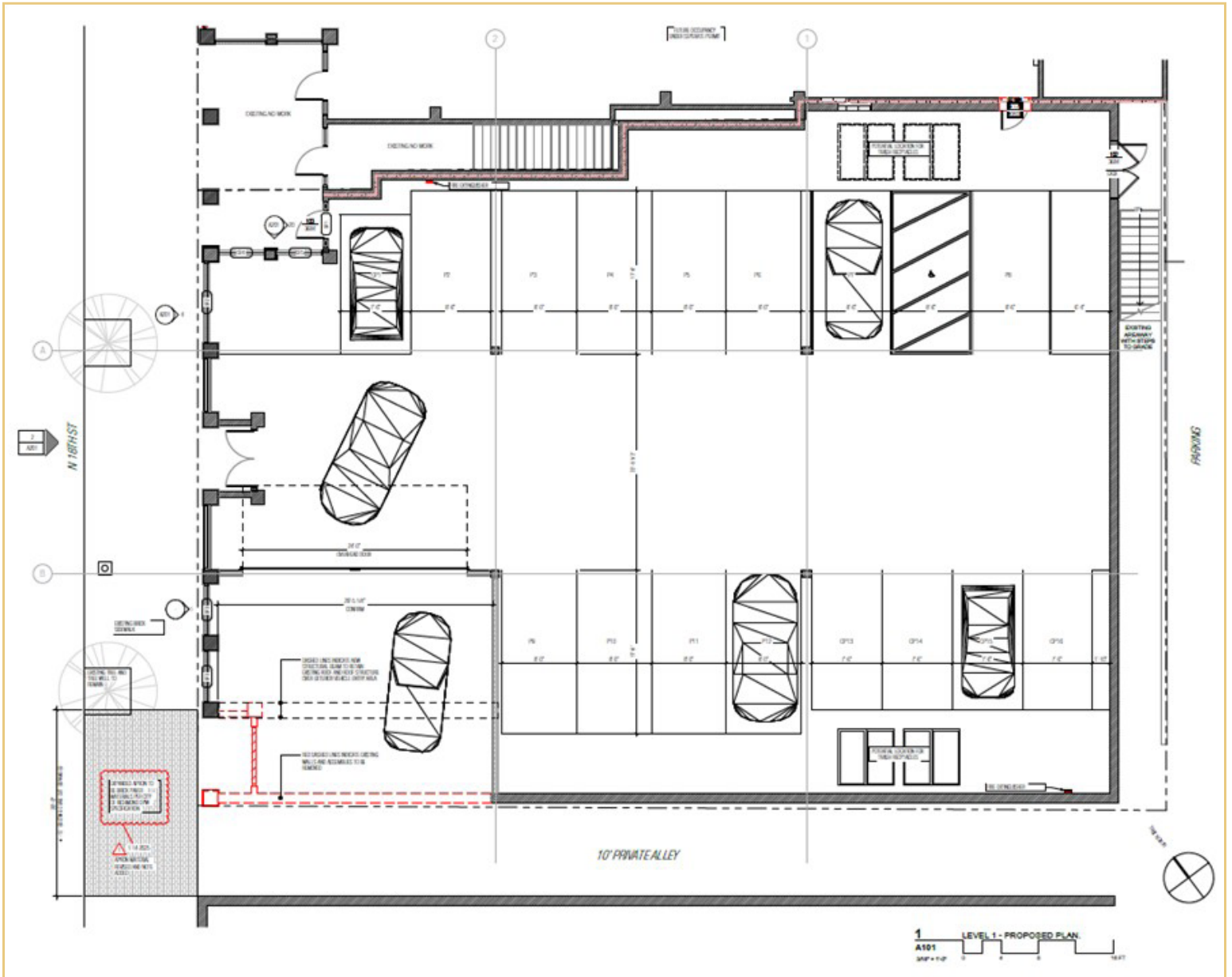
7-9 North 18th Street represents an incredible opportunity to own and redevelop a significant piece of historic Shockoe Bottom.

Currently in shell condition, the building offers a blank canvas for investors and developers seeking to create a transformative project in one of Richmond’s most dynamic neighborhoods. With three entrances along North 18th Street, the property provides strong frontage and design flexibility, while its B-5 zoning supports development up to five stories in height with multifamily permitted by right — a rare combination that positions the asset for a wide range of high-impact uses.

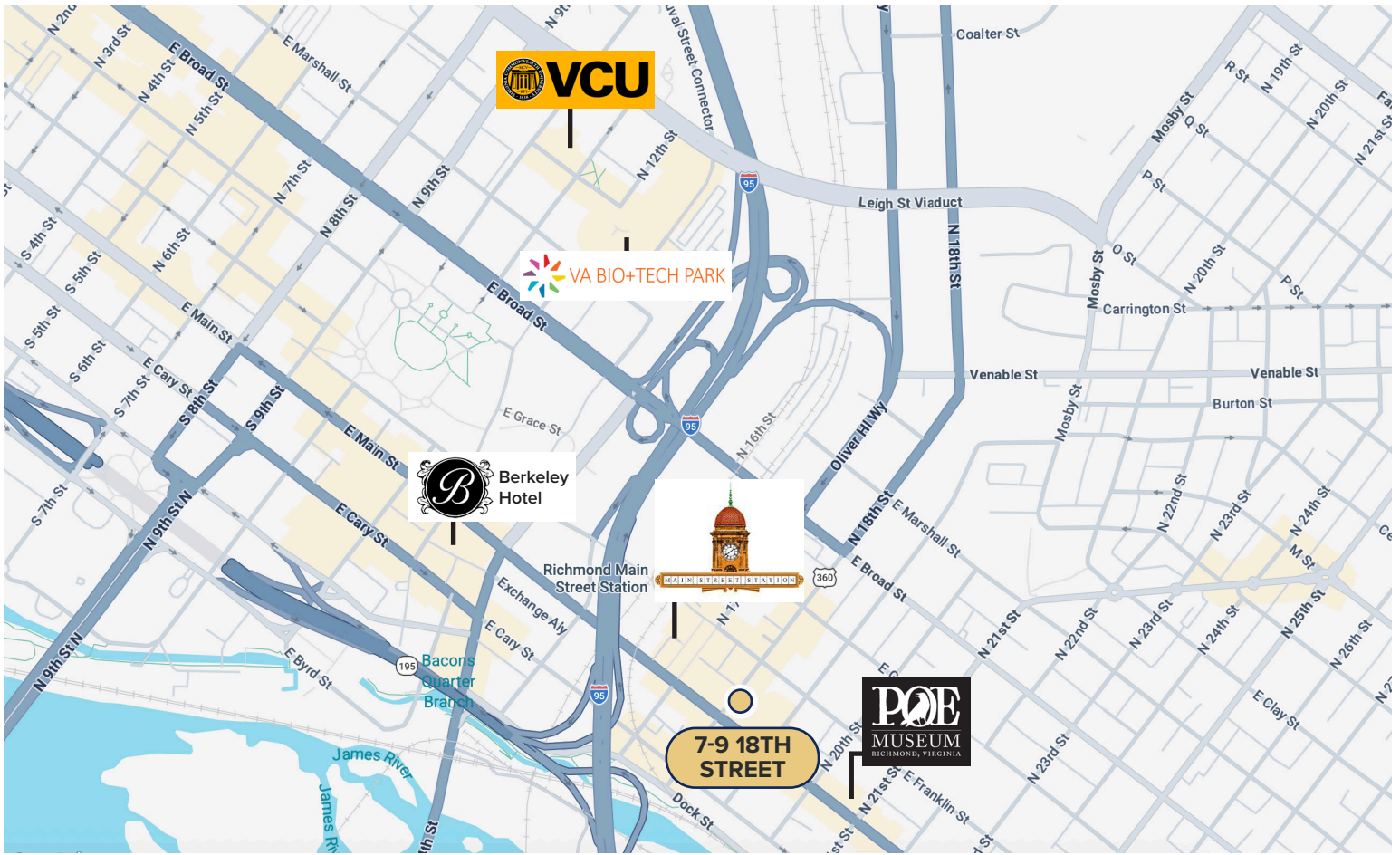
Further enhancing its appeal, a Special Use Permit approved in 2025 allows for the construction of a 17-space parking garage within the building, accessed from the alley off 18th Street — a unique and highly valuable entitlement in an urban setting where parking is at a premium. This approval can be integrated into a larger multi-story residential or mixed use development or executed as a standalone, income-producing parking facility. Alternatively, the property is well-suited for retail or other commercial redevelopment, capitalizing on the neighborhood’s continued growth and energy. Don’t miss this rare chance to acquire a large historic asset on North 18th Street and bring a visionary project to life in the heart of Shockoe Bottom.

QUICK FACTS	
ADDRESS	7-9 North 18th Street, Richmond, VA 23223
PID	E0000132030
ZONING	B-5
GLA	6,403 SF
LOT SIZE	0.17 AC
PRICE	\$595,000





Parking Garage Plan



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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