

Turn Key Restaurant Owner Occupant Opportunity

2 Story Mixed Use Duplex Available in Jackson Ward

EXCLUSIVE LISTING

**FOR
SALE**



618 NORTH 1ST STREET

RICHMOND, VA 23219

 **\$695,000**

PROPERTY HIGHLIGHTS

- ✓ MOVE-IN READY GROUND FLOOR RESTAURANT WITH REAR PATIO/ COURTYARD
- ✓ FULLY RENOVATED IN 2016
- ✓ 3 OFF-STREET PARKING SPACES
- ✓ POTENTIAL TO EXPAND BUILDING FOOTPRINT
- ✓ IDEAL FOR OWNER OCCUPANT

ANN SCHWEITZER RILEY | 804.723.0446

ann.schweitzer@onesouthcommercial.com

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Positioned in the heart of Jackson Ward—one of Richmond’s most historic and culturally vibrant neighborhoods—618 N 1st St is a fully renovated two-story mixed-use duplex which offers a rare opportunity to own a proven, turn-key hospitality asset. The ground floor features an approximately 1,200 SF restaurant space outfitted with a full commercial kitchen, including hood system, walk-in refrigeration, bar, and existing equipment, allowing for a seamless transition for a new operator. Complementing the interior is a lovely 450 SF outdoor patio, with the flexibility to be enclosed for year-round use as well as 3 off street parking spaces. The property boasts a strong operational pedigree, having previously housed two highly regarded, upscale dining concepts, underscoring its viability as a premier restaurant location.

The second floor consists of a well-appointed 1,200 SF two-bedroom, one-bath apartment, offering versatile utility as an owner’s residence, executive office, or employee housing—an increasingly valuable amenity for restaurant operators. Both levels underwent comprehensive renovation approximately 10 years ago, blending historic character with modern functionality. Historically leased to a single tenant for operational efficiency, the property works well either as a single tenant or multi-tenant investment. This is a compelling opportunity for an owner-operator or investor seeking a distinctive, income-producing asset in one of Richmond’s most dynamic urban districts.

QUICK FACTS

ADDRESS | 618 North 1st Street,
Richmond, VA 23219

PID | N000-0080-004

ZONING | R-63

GLA | 2,667 SF

LOT SIZE | 0.09 AC

YEAR BUILT | 1910

PRICE | 695,000









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.



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