Renovated Fan 983 SF Retail Storefront Condo

Move-in Ready | Excellent Walk Score | Off Street Parking

EXCLUSIVE LISTING

FOR SALE & LEASE



20 08
ONE SOUTH
COMMERCIAL

1921 WEST CARY ST

RICHMOND, VA 23220

For Sale: $368,0000
For Lease: $28/PSF NNN

PROPERTY HIGHLIGHTS

- ✓ RECENTLY RENOVATED RETAIL STOREFRONT
- ✓ IDEAL FOR HEALTH AND WELLNESS OR BOUTIQUE CONCEPT
- ✓ MOVE-IN READY SPACE
- ✓ OFF-STREET PARKING SPACE
- ✓ HIGHLY WALKABLE FAN LOCATION NEAR VCU

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Positioned in the heart of Richmond's highly sought-after Fan District, 1921 W Cary Street presents a rare opportunity to acquire or occupy a beautifully renovated 983 SF retail property along one of the city's most vibrant commercial corridors. Surrounded by an exceptional collection of locally owned businesses, including Shyndigz, Shyndigz Market, Nate's Bagels, and Fancy Biscuit, and a little over a block from the Visual Arts Center, the property benefits from outstanding visibility and consistent pedestrian traffic generated by neighborhood residents, VCU students, and visitors alike. Opportunities to own commercial real estate on this coveted stretch of Cary Street are exceptionally limited, making this an attractive offering for both owner-user, tenants and investors seeking a foothold in one of Richmond's most desirable urban neighborhoods.

QUICK FACTS	
ADDRESS	1921 West Cary Street, Richmond, VA 23220
PID	W0000849050
ZONING	UB
GLA	983 SF
LOT SIZE	0.09 AC
YEAR BUILT	2006
FOR SALE	$368,000
FOR LEASE	$28/PSF NNN

The ground-floor storefront has been thoughtfully renovated and features a clean, modern aesthetic that is immediately functional for a variety of retail, personal service, office, or boutique commercial uses. Large display windows provide abundant natural light and strong street presence, while the efficient floor plan offers flexibility to accommodate a range of business concepts. Whether utilized as an owner-occupied business location, a salon headquarters or held as a long-term investment in a proven retail corridor, 1921 W Cary Street offers the rare combination of turnkey condition, premier Fan District location, and enduring value in one of Richmond's most dynamic mixed-use districts.






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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 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. Located along the Fan's western border, the Boulevard corridor is home to some of the best of Richmond's arts and culture. 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 The Diamond, home to the Flying Squirrels baseball club (AA Affiliate of the San Francisco Giants). 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.



FOR MORE INFORMATION, CONTACT:

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