

EXCLUSIVE LISTING

Carytown Quad Investment Opportunity


Located in one of Richmond's most walkable & desirable neighborhoods

FOR SALE



3203 ELLWOOD AVENUE

RICHMOND, VA 23221

 **\$935,000**

PROPERTY HIGHLIGHTS

- ✓ FULLY LEASED
- ✓ RECENTLY RENOVATED WITH MODERN FINISHES
- ✓ SEPARATELY METERED UTILITIES
- ✓ PRIME LOCATION

20  08
ONE SOUTH
COMMERCIAL

JUSTIN SLEDD | 804.307.4060
justin.sledd@onesouthcommercial.com

TOM ROSMAN | 804.539.3017
tom.rosman@onesouthcommercial.com



Located in the heart of Richmond’s highly sought-after Carytown neighborhood, 3203 Ellwood Avenue offers a rare opportunity to acquire a fully renovated four-unit apartment building in one of the city’s strongest rental markets. Each of the four thoughtfully updated one-bedroom apartments features modern finishes while maintaining the property’s classic character. The building is fully leased, with all four apartments generating \$1,499 per month, providing stable, in-place cash flow from day one. Each unit is separately metered, with tenants responsible for all utilities, helping to minimize operating expenses.

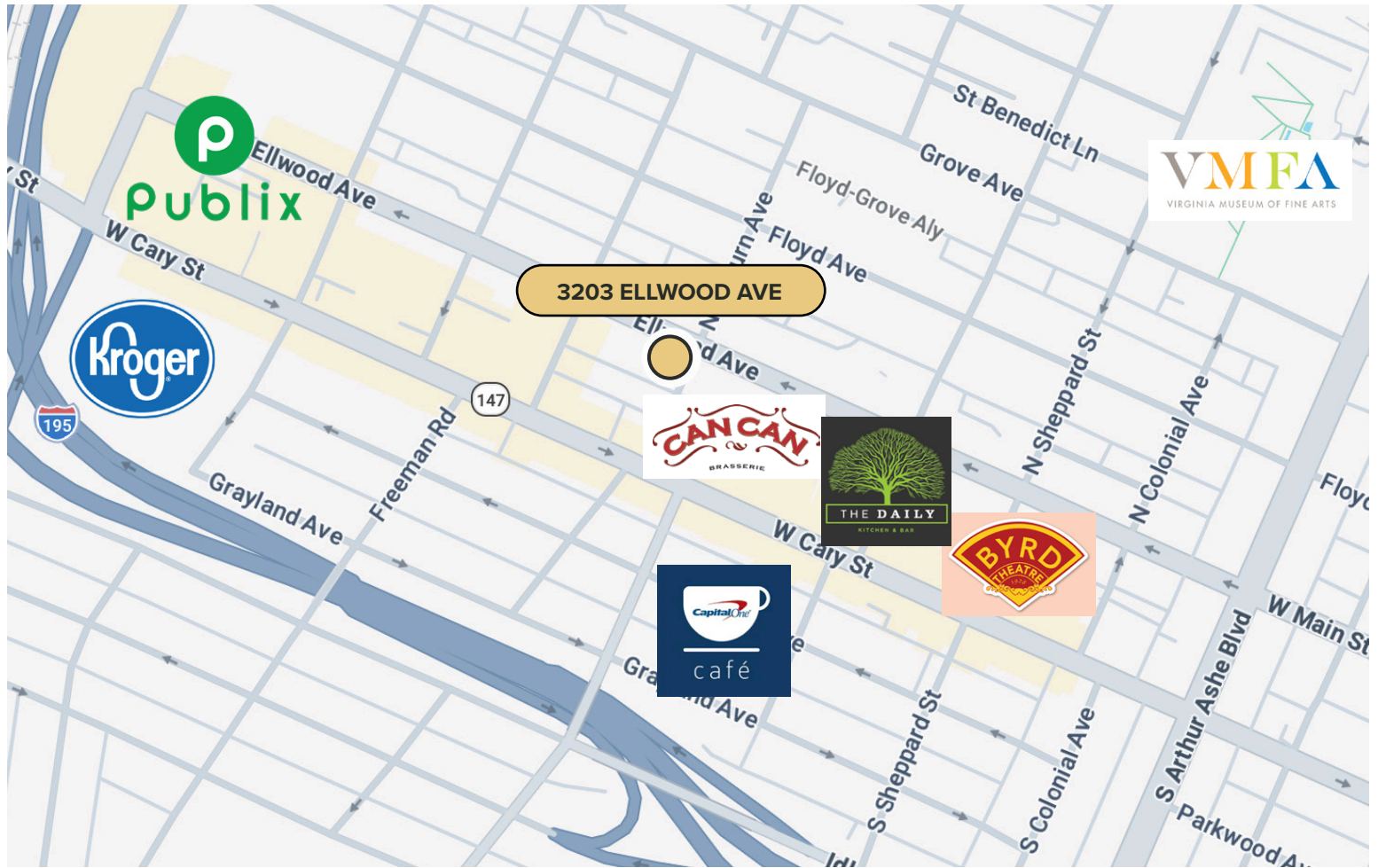
Just steps from Carytown’s acclaimed restaurants, local boutiques, coffee shops, and entertainment, the property offers an exceptional walkable lifestyle that continues to drive strong tenant demand. Whether you’re seeking a turnkey investment or a long-term hold in one of Richmond’s premier neighborhoods, 3203 Ellwood Avenue is an outstanding opportunity.

QUICK FACTS

ADDRESS	3203 Ellwood Ave, Richmond, VA 23221
PID	W000-1454-012
ZONING	R-48
LOT SIZE	0.05 AC
GLA	2,384 SF
YEAR BUILT	1923
YEAR RENOVATED	2024
SALE PRICE	\$935,000







CARYTOWN

Carytown is one of the most popular and unique commercial districts in Richmond. Running along West Cary Street, Carytown is surrounded by prominent residential neighborhoods including the Museum and the Fan Districts.

Carytown's proximity to these residential neighborhoods and its accessibility from the Downtown Expressway have aided in creating a successful business district that is able to support a variety of businesses, many locally owned and operated, including many locally owned restaurants, retail, salons, and much more. Over 200 shops, restaurants, and other attractions are located in Carytown, including the historic Byrd Theatre which has called Carytown home since 1928.

Carytown is a necessary and popular stop on a beautiful day in Richmond. Businesses can benefit from the pedestrian friendly area when large crowds of both locals and tourists stroll up and down West Cary Street to visit the shops, businesses, and restaurants in Carytown.

Carytown is also the home of the annual Watermelon Festival in August which draws over 115,000 people (and 3,000 watermelons) to this late summer celebration. As one of the most vibrant and active areas in Richmond, Carytown is unique in its local flair as one of the most prominent and colorful areas for small businesses to locate.



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



JUSTIN SLEDD | 804.307.4060
justin.sledd@onesouthcommercial.com



TOM ROSMAN | 804.539.3017
tom.rosman@onesouthcommercial.com

