

Turn Key Union Hill Duplex

Fully Renovated and Fully Leased Townhome Style Duplex

EXCLUSIVE LISTING

FOR SALE



20 08
ONE SOUTH
COMMERCIAL

2218-2220 M STREET

RICHMOND, VA 23223

 **\$749,000**

PROPERTY HIGHLIGHTS

- ✓ **POTENTIAL FOR SUBDIVISION**
- ✓ **FULLY LEASED THROUGH SUMMER 2027**
- ✓ **HIGHLY DESIRABLE WALKABLE LOCATION**
- ✓ **OFF STREET PARKING OR EXPANSION POTENTIAL**

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Located at 2218-2220 M Street in the heart of Richmond’s highly desirable Union Hill neighborhood, this fully renovated side-by-side duplex presents a rare opportunity to acquire a turnkey investment in one of the City’s strongest rental and resale markets. Encompassing approximately 2,943 square feet, the property features an attractive unit mix of one 2-bedroom, 2-bathroom residence and one 3-bedroom, 1.5-bathroom residence, both renovated to an exceptional standard back in 2022 with quality finishes and modern systems. Investors will appreciate the property’s strong in-place rental potential, while its oversized lot offers additional value through future expansion, accessory dwelling units, or potential redevelopment, subject to applicable approvals. The layout also presents a unique opportunity to subdivide and reintroduce the residences to the market as individual for-sale homes, creating multiple avenues for future appreciation and exit strategies.

Positioned just steps from the vibrant intersection of 25th and M Streets, the property enjoys one of Union Hill’s most walkable and sought-after locations. Residents are within easy walking distance of neighborhood favorites including Sub Rosa Bakery, Union Market, Metzger, Kahlo’s Taqueria, and Fat Rabbit, while remaining just minutes from downtown Richmond, the MCV campus, and convenient I-95 and I-64 access. Whether purchased as a long-term hold, value-add investment, or future condominium or single-family conversion opportunity, 2218–2220 M Street offers a compelling combination of quality renovations, outstanding location, and long-term upside that is increasingly difficult to find in Richmond’s historic urban neighborhoods.

QUICK FACTS	
ADDRESS	2218-2220 M Street, Richmond, VA 23223
PID	E0000331053
ZONING	R-63
GLA	2,943 SF
LOT SIZE	0.071 AC
UNIT COUNT	2
YEAR BUILT	1910
YEAR RENOVATED	2022/2023
PRICE	\$749,000







CHURCH HILL

The Church Hill neighborhood is garnering national recognition for its vibrant food scene as numerous publications have come out with articles about the restaurants, bakeries, cafes, and boutiques in the area. With its stately pre-Civil War homes as the centerpiece, the neighborhood is one of the most sought after areas to live in the Richmond vicinity. Close to VCU Health Systems, the Central Business District, the State Capitol and numerous state offices, the Federal Court House, and the City of Richmond's government center; the home is extremely well situated.



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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