Mixed Use Duplex in the Arts District

Beautifully Renovated Apartment with Leased Salon on First Floor

EXCLUSIVE LISTING

FOR SALE



20 08
ONE SOUTH
COMMERCIAL

302 EAST GRACE ST

RICHMOND, VA 23219

$899,000

PROPERTY HIGHLIGHTS

- ✓ ARTS DISTRICT GEM
- ✓ BEAUTIFUL HISTORIC RENOVATION
- ✓ HUGE APARTMENT
- ✓ LEASED COMMERCIAL WITH UPSIDE
- ✓ OUTDOOR YARD AREA

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Incredible opportunity to own an absolute gem in the heart of the Arts District.

The 2nd floor contains one huge two-bedroom two-bathroom apartment with soaring ceilings, exposed brick and abundant light. The first floor commercial space is occupied by several salon suites giving the purchaser instant income and the ability to re-tenant to a higher and better use in the future. The property would make an amazing live-work opportunity.

The property is located within a block of some of Richmond's favorite restaurants including Rappahannock, Perly's and Juleps.

QUICK FACTS	
ADDRESS	302 East Grace Street, Richmond, VA 23219
PID	W0000036019
ZONING	B-4
LOT SIZE	0.062 AC
GLA	6,760 SF
YEAR BUILT	1929
UNIT COUNT	2, 1 apartment + 1 commercial space
SALE PRICE	$899,000










Butterfly Box



ARTS DISTRICT

Located in the heart of the Arts and Cultural District, 302 East Grace Street is in an area on a dynamic upswing with new retail, restaurant, gallery and entertainment options. The unique architecture and beautiful storefronts make the neighborhood a favorite for shoppers, diners and art lovers. With close proximity to VCU academic campus, the Central Business District, City Hall, State Capitol and State Offices, Federal Courthouse and the VCU Health Systems Medical Campus as well as a slew of nationally reputed dining and hospitality options, this location is a gem!

Just steps away from the VCU Depot, the Institute for Contemporary Art, and the VCU Siegel Center, Quirk Hotel, and the Jefferson Hotel. 302 East Grace Street is extremely walkable to multiple local establishments and national chain restaurants, a bevy of local retail shops and entertainment venues, Whole Foods grocery store at Sauer Center, a growing collection of highly reputed restaurants, breweries, and upscale retail boutiques along the Broad and Grace corridors, and is a quick trip to any neighborhood in the city via the City's new Bus Rapid Transit (BRT) system, "the Pulse".



FOR MORE INFORMATION, CONTACT:

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