

Mixed Use Arts District Gem

Five Apartments With Ground Floor Commercial

EXCLUSIVE LISTING

FOR SALE



20 08
ONE SOUTH
COMMERCIAL

304 EAST GRACE ST

RICHMOND, VA 23219



\$1,500,000

PROPERTY HIGHLIGHTS

- ✓ ARTS DISTRICT GEM
- ✓ HISTORIC RENOVATION
- ✓ LEASED APARTMENTS
- ✓ RENOVATED COMMERCIAL

JUSTIN SLEDD | 804.307.4060
justin.sledd@onesouthcommercial.com

CHRIS CORRADA | 804.833.7909
chris.corrada@onesouthcommercial.com



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

The upper floors contain five renovated apartments with beautiful hardwoods, abundant light and a small roof deck. The first floor commercial space was recently renovated and is ready for an end user or owner occupant.

The property is located within a block of some of Richmond’s favorite restaurants including Rappahannock, Perly’s and Juleps. The space is walkable to countless art galleries, the Dominion Arts Center, the Downtown Hilton and the Jefferson Hotel.

QUICK FACTS	
ADDRESS	304 East Grace Street, Richmond, VA 23219
PID	W0000036018
ZONING	B-4
LOT SIZE	0.062 AC
GLA	9,412 SF
YEAR BUILT	1930
UNIT COUNT	6 units, 5 apartments + 1 commercial space
SALE PRICE	\$1,500,000







ARTS DISTRICT

Located in the heart of the Arts and Cultural District, 304 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. 304 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".



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



CHRIS CORRADA | 804.833.7909
chris.corrada@onesouthcommercial.com

