Prime Mixed-Use Investment with Buildable Lot

Fully Operational Laundromat & AirBNB Income in Northside

EXCLUSIVE LISTING

FOR SALE



ONE SOUTH COMMERCIAL

2021 NORTH AVE

RICHMOND, VA 23222

$875,000

PROPERTY HIGHLIGHTS

- ✓ **DIVERSE INCOME STREAMS:** FULLY OPERATIONAL LAUNDROMAT + 2 HIGH-END RESIDENTIAL UNITS
- ✓ **TURNKEY RESIDENTIAL UNITS:** ONE 2BR/2BA & ONE 1BR/1BA
- ✓ **DEVELOPMENT POTENTIAL:** INCLUDES BUILDABLE LOT
- ✓ **STRATEGIC LOCATION:** RVA'S REVITALIZING NORTHSIDE
- ✓ **STRONG CASH FLOW & APPRECIATION:** POSITIONED FOR BOTH IMMEDIATE INCOME & LONG-TERM APPRECIATION

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One South Commercial is pleased to present the exclusive listing for 2021 North Avenue, a prime mixed-use investment opportunity located in the heart of Richmond, Virginia.

Totaling 3,968 square feet, the property features a fully operational laundromat on the ground floor, providing stable commercial income. Upstairs, two beautifully finished Class A apartments offer modern, high-end living. One unit is a spacious two-bedroom, two-bath layout, while the other is a generous one-bedroom, one-bath unit. Projected NOI for 2026 is $70,000.

In addition to the existing improvements, the property includes a buildable lot, presenting a unique development opportunity for additional residential units or a mixed-use concept. The property is in a Virginia Enterprise Zone, HUBZone and Richmond CARE Zone Ideally situated in Richmond's Northside, the property is surrounded by a wave of revitalization, including new multifamily developments, restaurants, and small businesses, all contributing to the area's continued growth and appeal. With close proximity to downtown Richmond, Virginia Union University, and easy access to I-64 and I-95, this offering is a rare chance to invest in one of the city's fastest-improving corridors.

QUICK FACTS	
ADDRESS	2021 North Avenue, Richmond, VA 23220
PID	N0000406018
ZONING	R-6
LOT SIZE	0.16 AC
GBA	3,968 SF
YEAR BUILT	1916
SALE PRICE	$875,000

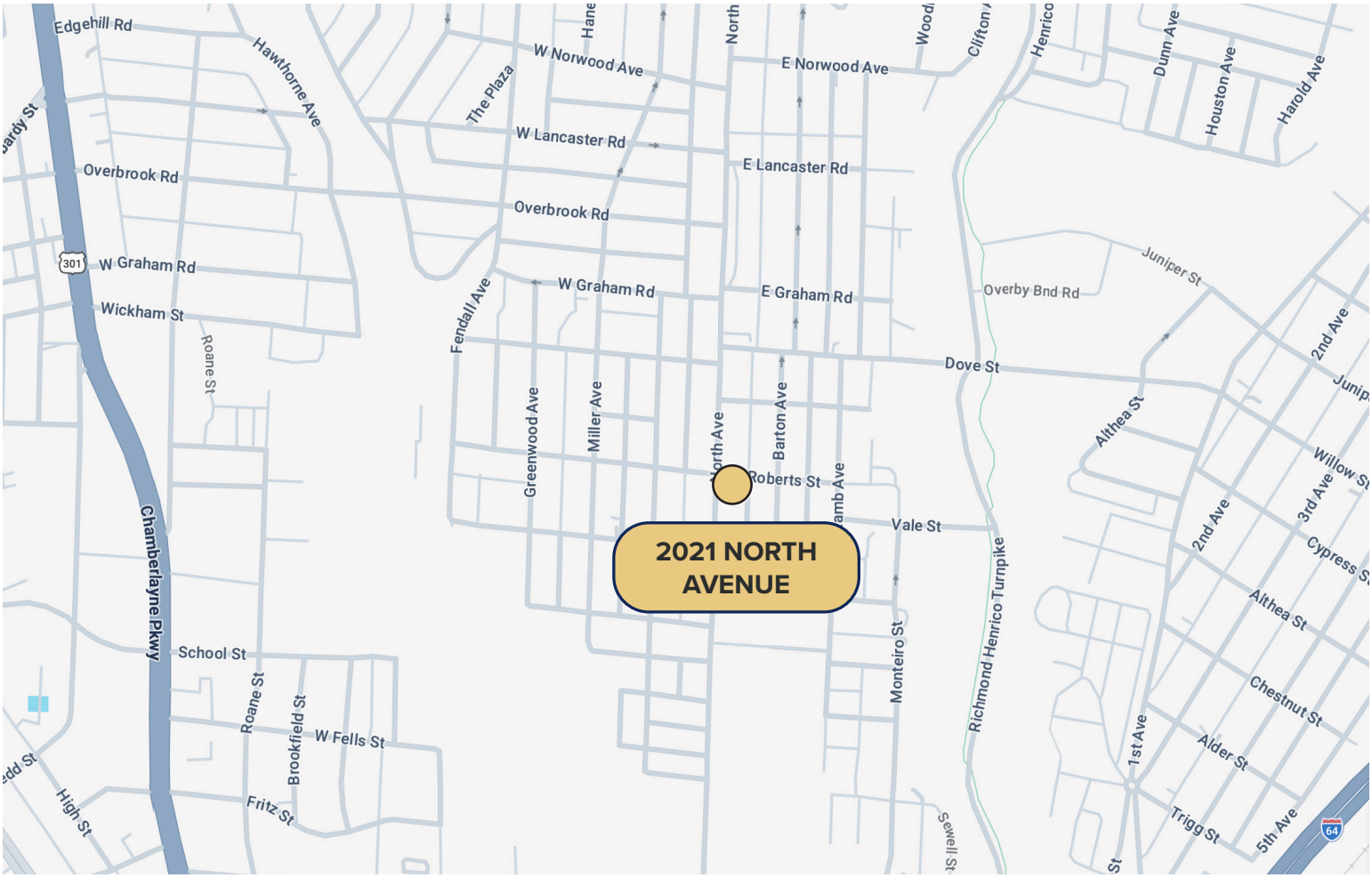








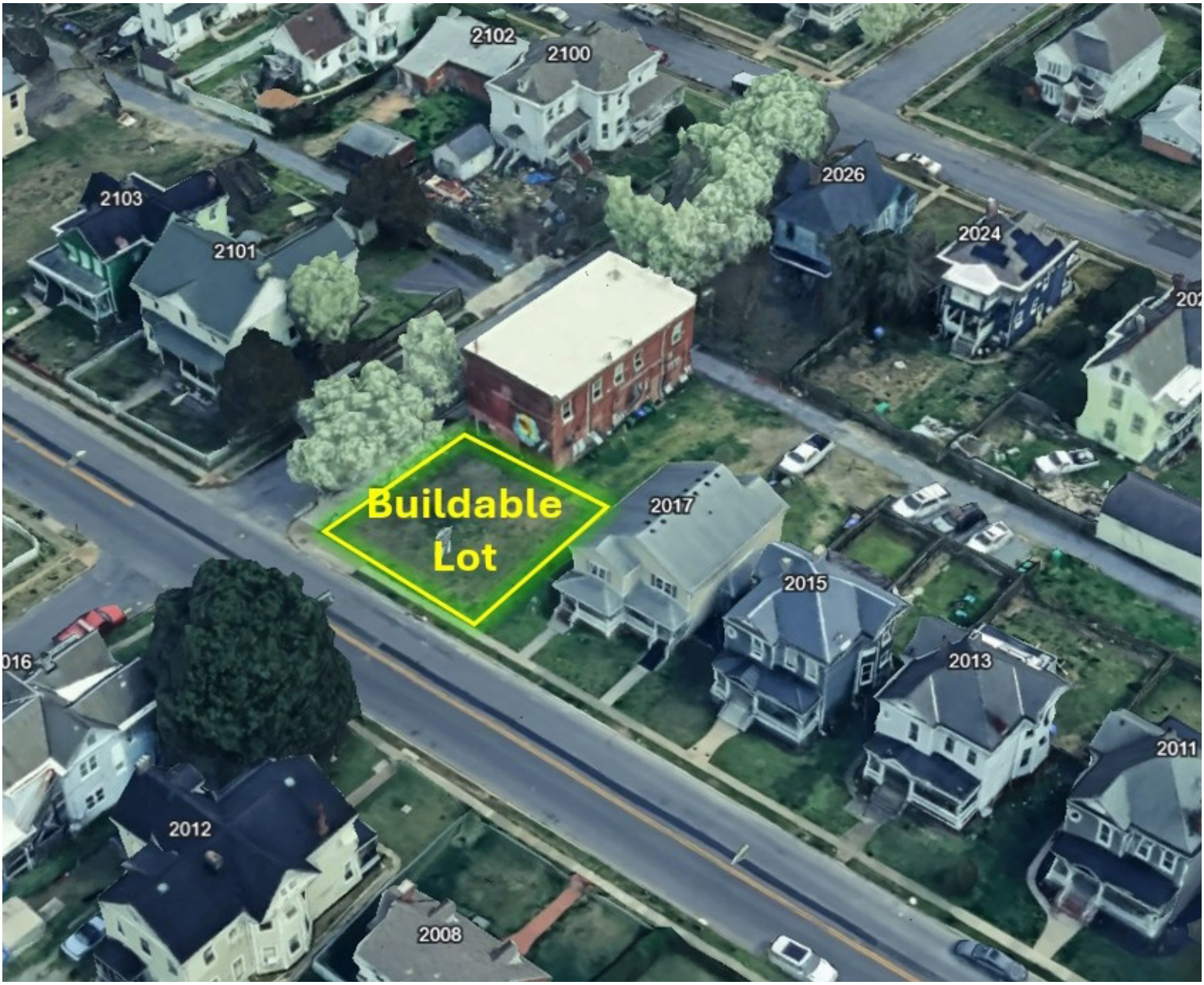




THE NORTHSIDE

Richmond's Northside is a vibrant collection of historic neighborhoods like Ginter Park, Bellevue, Barton Heights, and Highland Park, each offering a distinct character rooted in the city's late 19th- and early 20th-century growth. The area is celebrated for its well-preserved architecture, including Craftsman bungalows, Colonial Revivals, and stately early brick homes, alongside pockets of newer infill and renovated residences that blend modern comfort with historic charm.

Residents benefit from convenient access to shopping, dining, and entertainment along Chamberlayne Avenue, Brookland Park, and nearby retail hubs, while parks, trails, and community centers provide abundant recreational opportunities. Healthcare services are readily available, with major hospitals and specialty clinics a short drive away. Families enjoy a mix of well-regarded public schools and private educational options.



FOR MORE INFORMATION, CONTACT:

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