

FOR SALE



CHURCH HILL R63 MIXED-USE HISTORIC CORNER PROPERTY

520 N. 25th St.
Richmond, VA 23223

SUSAN HAAS
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PROPERTY INFORMATION



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EXECUTIVE SUMMARY

CHURCH HILL R63 MIXED-USE HISTORIC CORNER PROPERTY



OFFERING SUMMARY

Sale Price:	\$1,100,000
Available SF:	
Lot Size:	0.23 Acres
Year Built:	1927
Building Size:	11,500 SF
Zoning:	R63 Mixed-Use
Market:	Richmond Metro
Submarket:	Church Hill North
Traffic Count:	4,250
Price / SF:	\$81.48

PROPERTY OVERVIEW

Zoned R63 for Mixed-Uses is a rare find. This well-maintained historic building with brick and stucco façade, Corinthian Columns, original slate roof, 3 levels with large and open rooms, 12' - 24' ceilings, 8' windows on all sides, 10' mahogany bi-fold doors, travertine tile foyers and great rooms, soapstone front and rear staircases, original hardwoods, molding and trim, fully-outfitted kitchen with 6-burner Vulcan gas stove, 7' hood and 11' sink. The roof is in good condition, the building and hot water are heated by a Burnham Commercial Boiler and all systems are updated. Parking is on street with private parking spaces available nearby.

PROPERTY HIGHLIGHTS

- Majestic Corinthian Architecture
- 13,500sf Zoned R63 for Mixed-Uses
- Solid, Comfortable Buildings

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PROPERTY OVERVIEW

Church Hill Mixed-Use Corner Property circa 1927 is a rare offering and piece of history. The 13,500sf building has 3 levels (including the basement, which has window openings). This maintained brick and stucco building features large and open rooms, 12' - 24' ceilings, 8' windows on all sides, 10' mahogany bi-fold doors, travertine tile foyers and great rooms, soapstone front and rear staircases, original hardwoods, molding and trim, fully-outfitted kitchen with 6-burner Vulcan gas stove, 7' hood and 11' sink. The slate roof is in good condition and the building and hot water are heated by a Burnham Commercial Boiler and all systems are updated. Parking is on street with private parking spaces available nearby, possible driveway and on-site parking. Property is Sold 'AS IS'

LOCATION OVERVIEW

Church Hill offers the best of both worlds, located 1 mi. east of Richmond's business district, with ultimate pedestrian-friendly access to MCV, Interstates 64 and 95, Main St Station and Amtrak, Farmer's Market, and a diversity of small, locally-owned businesses, such as the national award-winning Roosevelt Restaurant, Sub Rosa Bakery, Tricycle Gardens, Union Market and dozens more. Mature oak trees, wide streets, brick sidewalks, street lights, characterize this charming historic neighborhood, rated by USA Today in the Top 10 Up and Coming Neighborhoods in America.

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SALE HIGHLIGHTS

- Majestic Corinthian Architecture
-
- 11,500sf Zoned R63 for Mixed-Uses
-
- Solid, Comfortable Building
-
- Pedestrian-Friendly Location
-
- .7 mile walk to MCV
-
- .5 miles to Downtown
-
- .3 miles to Amtrak
-
- .8 miles to I-95
-
- USA Today's Top 10 Up and Coming Neighborhoods



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ADDITIONAL PHOTOS

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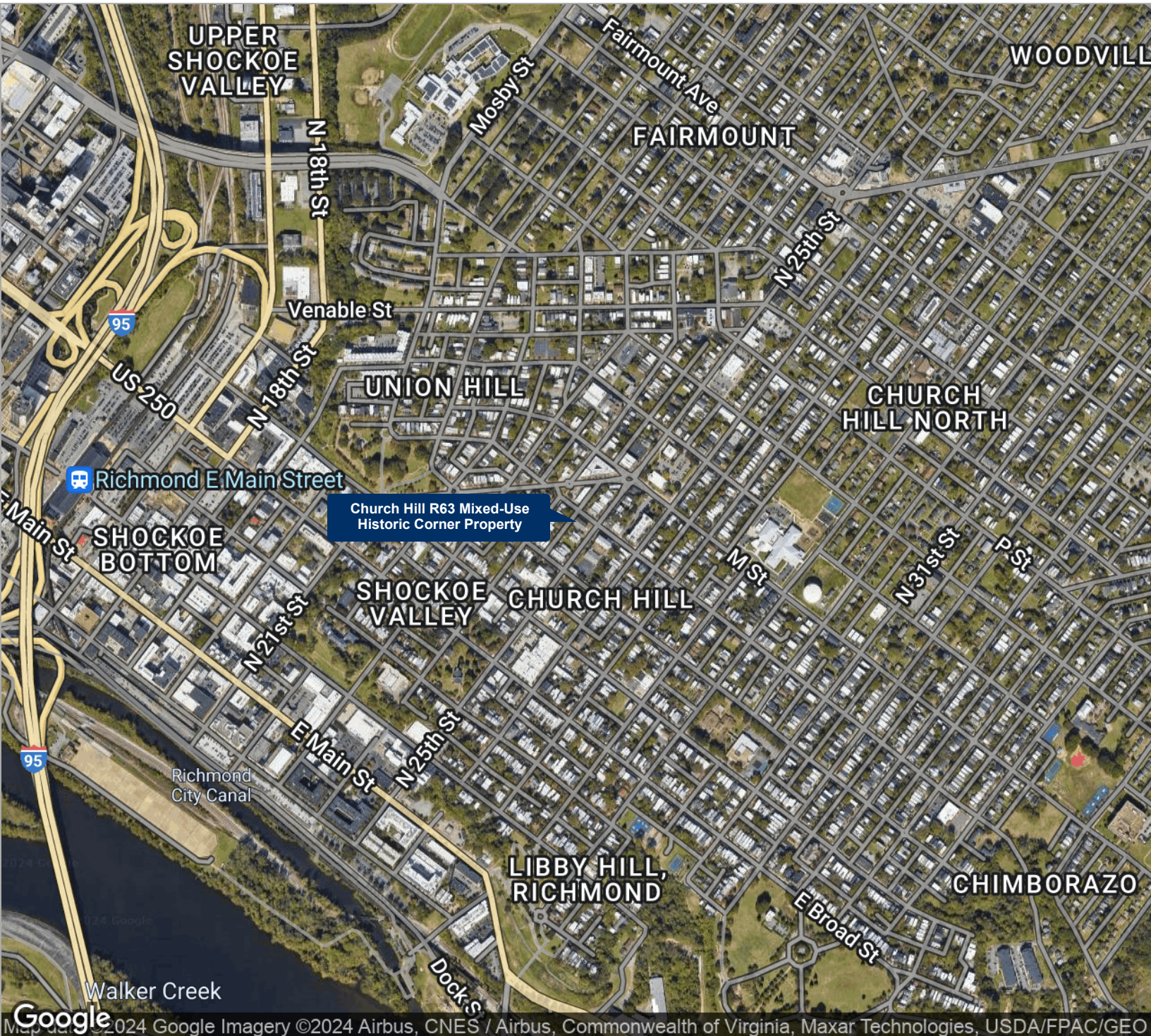
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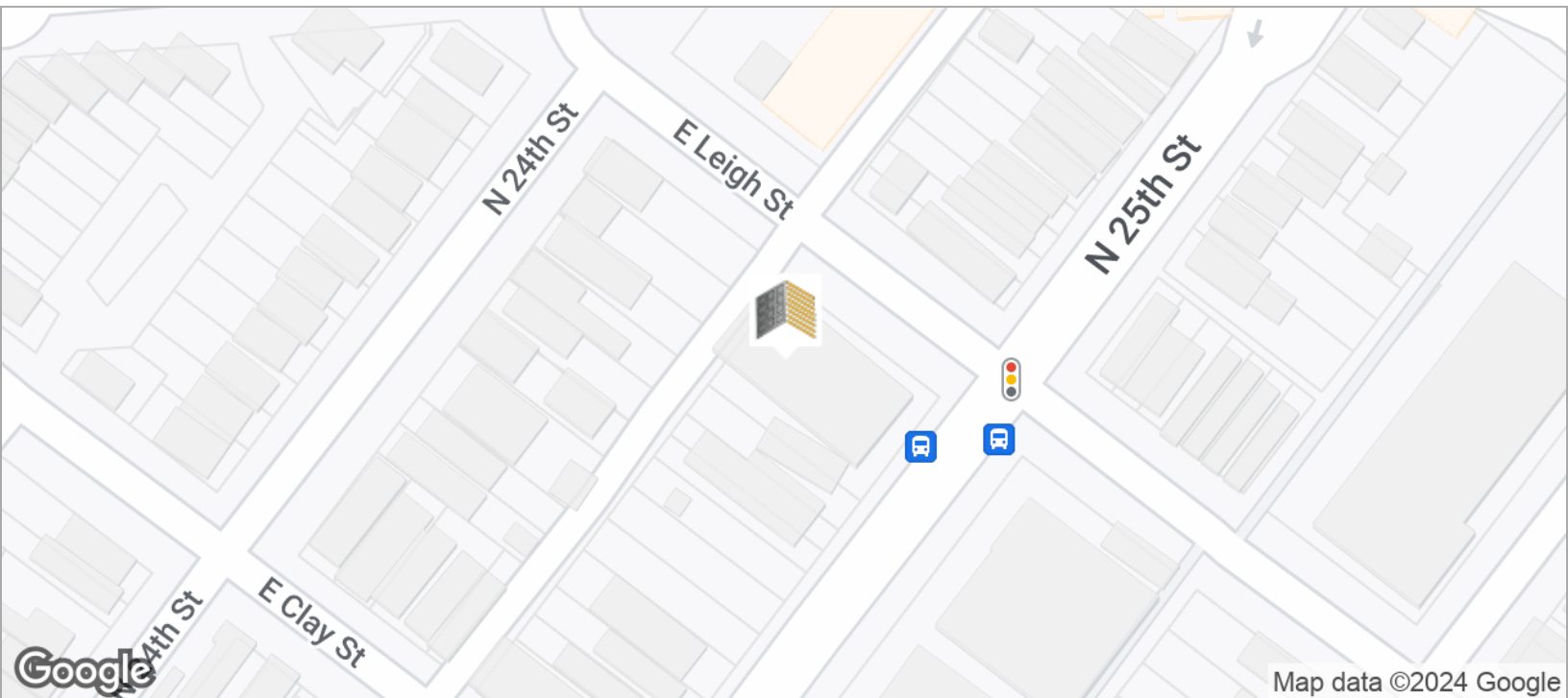
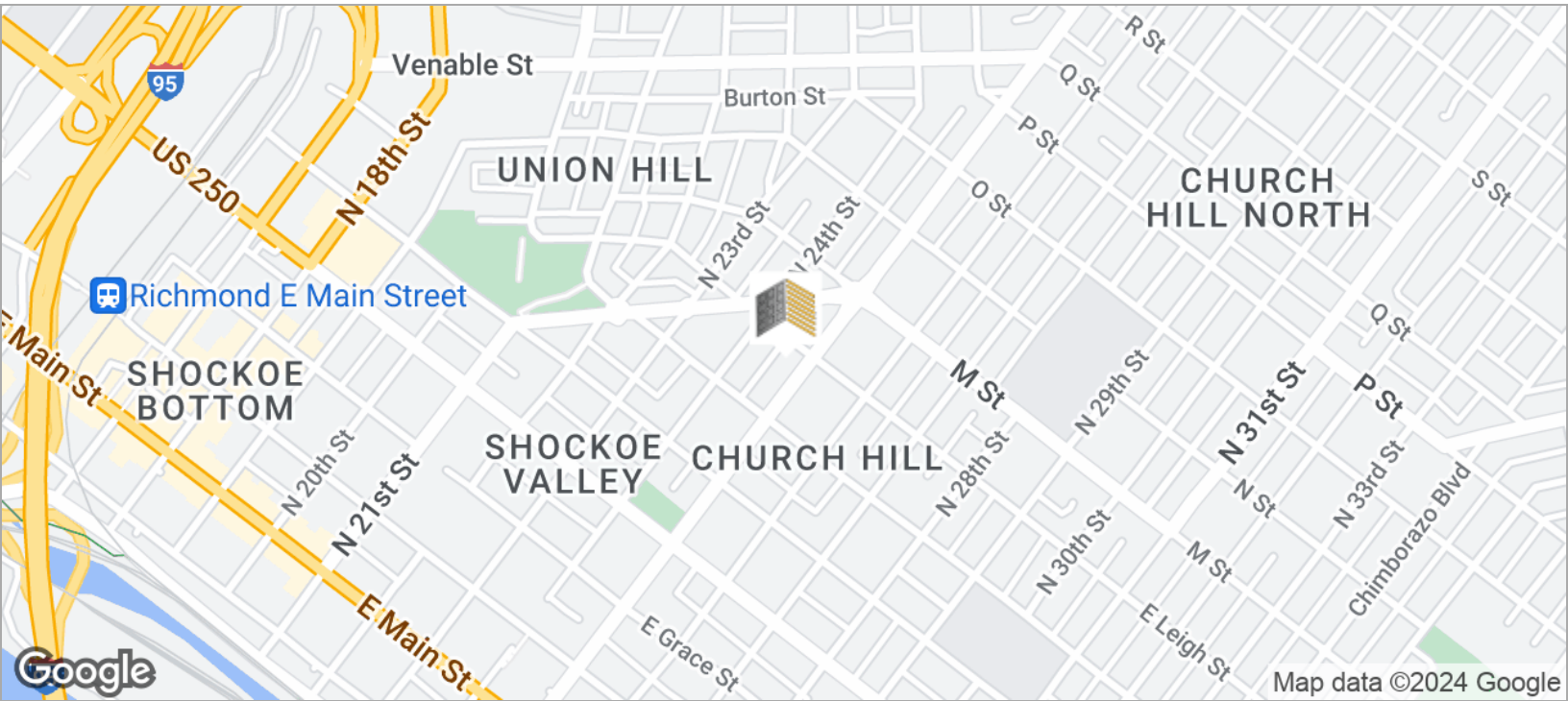
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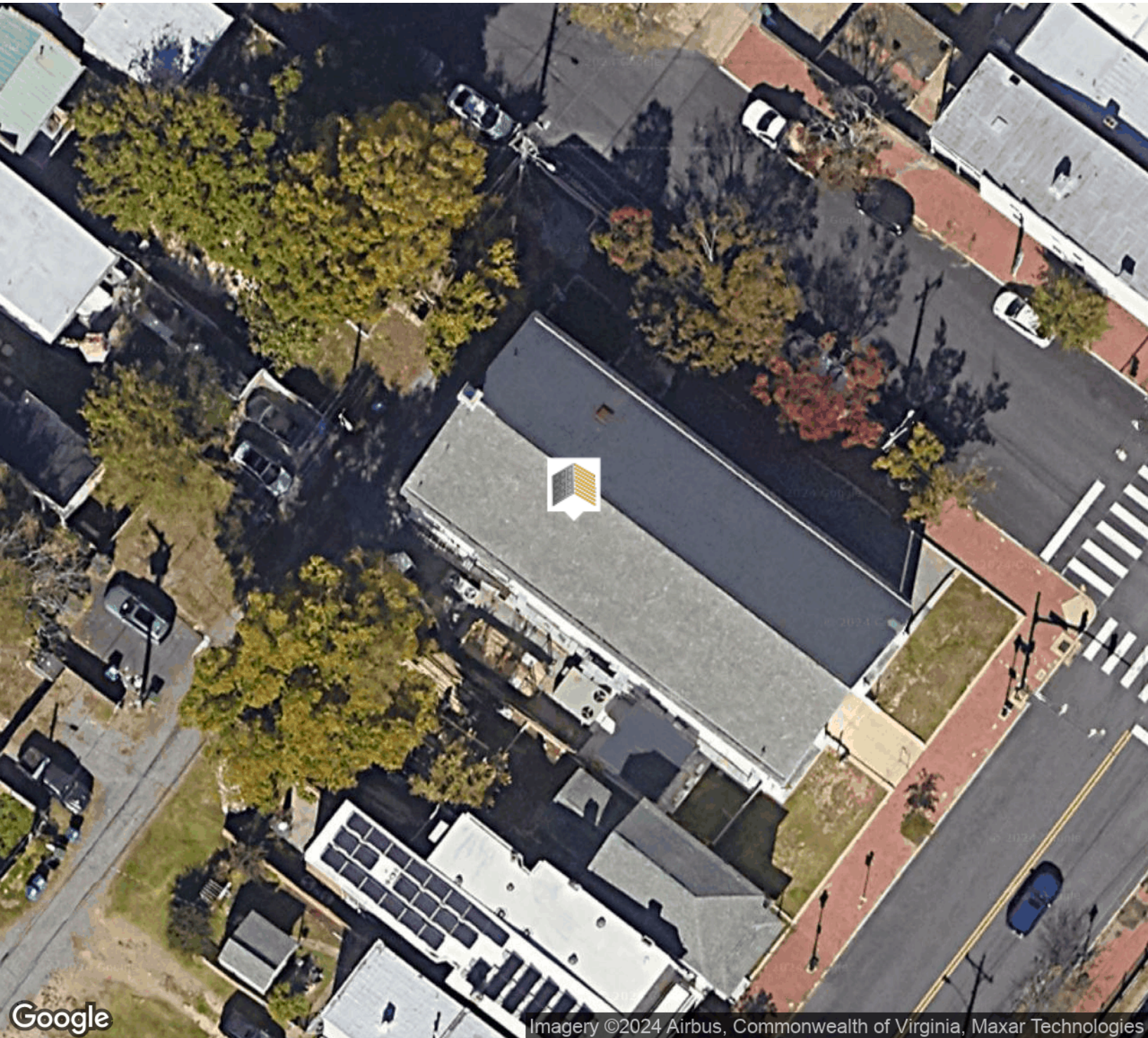
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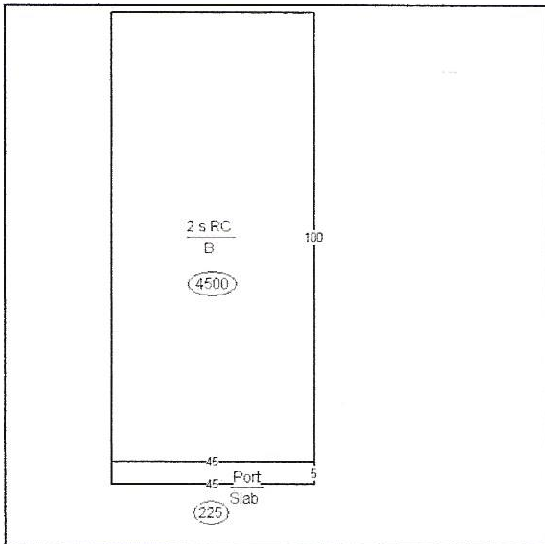


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Sketch Images

Name: E0000336001 Desc: C01



(NOT TO SCALE)

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DEMOGRAPHICS



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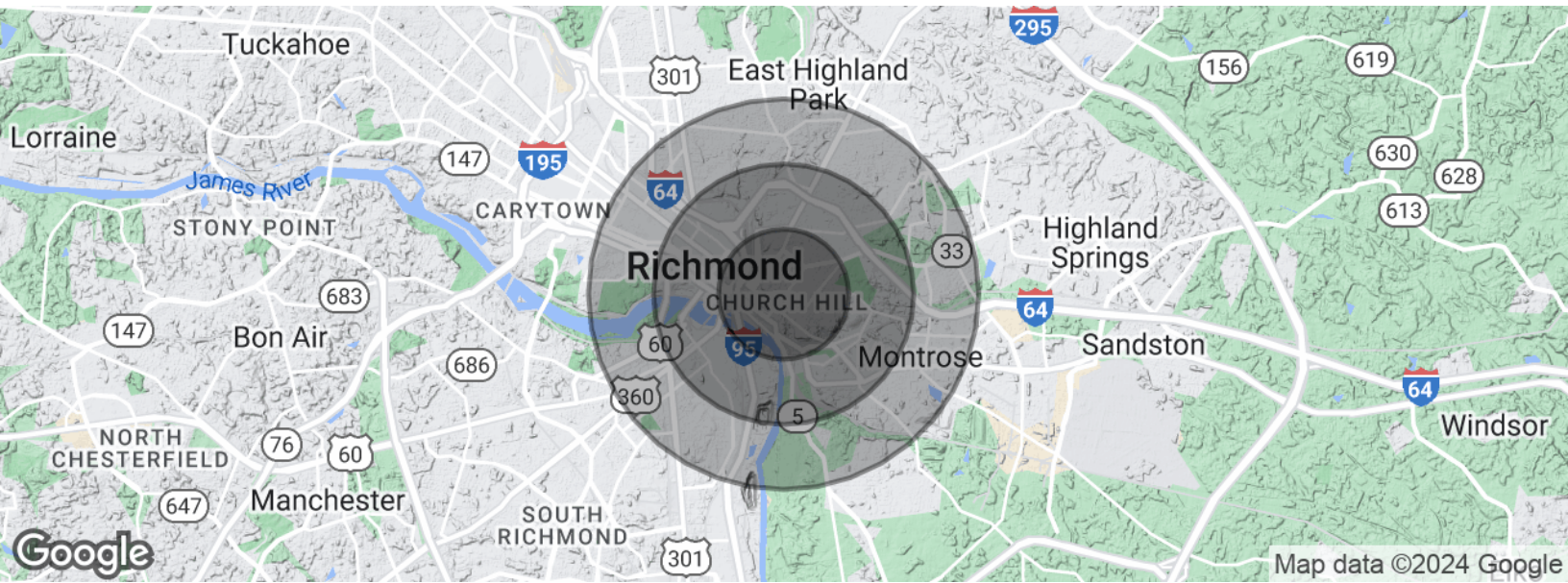
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	2 MILES	3 MILES
Total population	15,968	50,161	98,972
Median age	32.7	30.7	31.6
Median age (Male)	32.8	29.0	30.3
Median age (Female)	33.2	31.7	32.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,197	20,402	37,901
# of persons per HH	2.2	2.5	2.6
Average HH income	\$53,484	\$39,818	\$42,028
Average house value	\$192,115	\$173,745	\$171,136

* Demographic data derived from 2020 ACS - US Census

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