

COMMERCIAL INVESTMENT / OWNER-USER OPPORTUNITY

1704 ROSENEATH ROAD

Richmond, Virginia 23230 | Scott's Addition

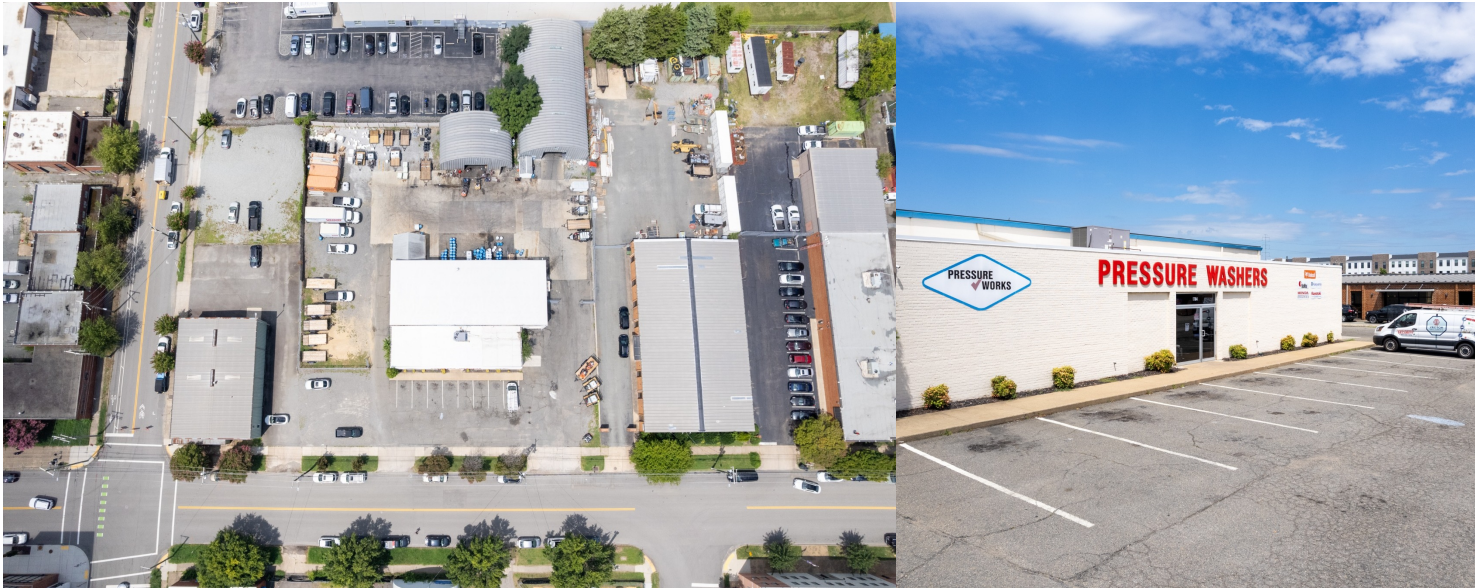


1.119 ACRES SITE AREA	6,252 SF MAIN BUILDING	12,752 SF TOTAL BUILDING AREA	16 FT WALL HEIGHT	B-7 MIXED-USE BUSINESS
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A distinctive Scott's Addition commercial opportunity combining a substantial **1.119-acre site**, **three buildings**, dedicated off-street parking and significant outdoor operational/storage space. The property offers an immediately functional footprint for an owner-user or investor while providing B-7 zoning flexibility and longer-term redevelopment potential.

MAIN BUILDING Approx. 6,252 SF total (4,200 SF + 2,052 SF) with office space and an approx. 16-foot wall height .	ADDITIONAL BUILDINGS Approx. 1,700 SF Quonset plus an approx. 4,800 SF Quonset , bringing total building area to approx. 12,752 SF .	SITE FUNCTIONALITY Dedicated parking plus substantial outdoor operational/storage area with room for vehicle circulation and loading.
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\$5,500,000 | Tours by appointment only - please do not disturb the operating business.



PROPERTY HIGHLIGHTS

- 1.119 acres in Scott's Addition
- Approx. 12,752 SF total across three buildings
- 6,252 SF main building with office space
- Approx. 16' wall height
- 1,700 SF Quonset building
- 4,800 SF Quonset building
- Dedicated off-street parking
- Substantial outdoor operational/storage space
- Vehicle access, circulation and loading capacity

B-7 ZONING

B-7 Mixed-Use Business zoning allows a broad range of residential, commercial, office, service and compatible industrial uses, including certain warehouse, distribution and manufacturing uses.

Designed to support adaptive reuse, infill and redevelopment.

Buyer to verify specific intended uses and development feasibility with the City of Richmond.

TRANSACTION & LOCATION

- Quick closings can be accommodated
- Current business operations will not impact or delay closing
- Tours by appointment only
- Convenient to Broad Street, I-64, I-95 and Downtown Richmond
- Scott's Addition / Baker Industrial Park location
- Potential owner-user, investment and redevelopment opportunity

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Information is believed reliable but is not verified or guaranteed. All dimensions, square footages, acreage, zoning, permitted uses and development potential should be independently verified by prospective purchasers and their professional advisors. Property is occupied by an operating business. Do not disturb the business, employees or customers.