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• TEAM •



1717 EAST FRANKLIN STREET

EXECUTIVE SUMMARY

1717 E Franklin Street presents a compelling opportunity to acquire a **fully renovated, 7,744-square-foot mixed-use investment property** in the heart of Richmond's historic and highly desirable Shockoe Bottom neighborhood. Offered at **\$1,699,000**, the three-story asset combines stabilized residential income with significant value-add potential through its expansive commercial component. The property features approximately **3,864 square feet of restaurant-ready commercial space**, including a spacious dining area, private dining rooms, a lower-level prep kitchen, walk-in cooler, and operational kitchen infrastructure, providing flexibility for restaurant, brewery, winery, entertainment, retail, office, or creative concepts.

Above the commercial space are **two renovated three-bedroom, two-bath apartments**, each approximately 1,940 square feet and currently 100% occupied, providing immediate in-place income with additional upside through future rent growth. Originally constructed in 1890 and renovated in 2026, the property pairs historic architectural character with modern improvements, abundant natural light, and desirable Downtown Richmond views. Its walkable location, strong visibility, proximity to restaurants, entertainment, major employers, and convenient access to I-95, I-64, and Richmond's Central Business District further strengthen the investment profile. With existing residential cash flow and the opportunity to increase NOI through lease-up and stabilization of the commercial space.

1717 E Franklin Street offers investors a distinctive combination of current income, future upside, and long-term value in one of Richmond's most established urban neighborhoods.





INVESTMENT HIGHLIGHTS

- **Prime Mixed-Use Investment** – Approximately 7,744 SF of residential and commercial space in Richmond's historic Shockoe Bottom neighborhood.
- **Immediate In-Place Income** – Two renovated 3-bedroom residential units, currently 100% occupied.
- **Significant Value-Add Potential** – Opportunity to increase NOI through commercial lease-up and future residential rent growth.
- **Restaurant-Ready Commercial Space** – Approximately 3,864 SF offering existing kitchen infrastructure, dining areas, private dining space, prep kitchen, and walk-in cooler.
- **Flexible Commercial Uses** – Well positioned for a restaurant, brewery, winery, entertainment, retail, office, or creative concept.
- **Recently Renovated** – Historic 1890 construction complemented by substantial modern improvements completed in 2026.
- **Strategic Downtown Location** – Excellent visibility and walkability with convenient access to Downtown Richmond, I-95, I-64, major employers, dining, and entertainment.
- **Compelling Upside** – A unique combination of stabilized residential cash flow, commercial leasing upside, and long-term appreciation potential in a highly desirable urban location.

LOCATION HIGHLIGHTS

1717 E Franklin Street is strategically positioned in the heart of **Shockoe Bottom**, one of Richmond's most historic and dynamic mixed-use neighborhoods. The property benefits from a highly walkable urban setting surrounded by a growing concentration of residential communities, restaurants, cafés, entertainment venues, cultural attractions, and employment centers. Shockoe Bottom and neighboring Shockoe Slip serve as established business and entertainment districts, creating a strong environment for both the property's residential units and its ground-floor commercial space.

The property offers convenient access to **Main Street Station/Amtrak, the 17th Street Market, Virginia Capital Trail, Richmond Canal Walk, James River riverfront, Virginia State Capitol, and VCU Medical Center**. The area is also well connected to the broader Richmond region through nearby **I-95 and I-64**, while GRTC Pulse and other transit options provide connectivity throughout Downtown Richmond and surrounding neighborhoods.

Nearby Amenities & Location Advantages

- **Walkable Dining & Entertainment** – Numerous restaurants, cafés, bars, entertainment venues, and neighborhood businesses are concentrated throughout Shockoe Bottom and nearby Shockoe Slip.
- **Main Street Station / Amtrak** – Richmond's historic downtown passenger rail station and multimodal transportation hub is located within the immediate Shockoe area.
- **Major Employment Centers** – Convenient to VCU Medical Center, Virginia State Capitol, Downtown Richmond's Central Business District, government offices, and major professional and financial employers.
- **Outdoor & Recreational Amenities** – Easy access to the Canal Walk, James River riverfront, and 52-mile Virginia Capital Trail, providing valuable pedestrian and bicycle connectivity.
- **Historic & Cultural Attractions** – Nearby destinations include the 17th Street Market, Poe Museum, Virginia Holocaust Museum, Main Street Station, and the Virginia State Capitol.
- **Strong Transportation Access** – Proximity to I-95, I-64, GRTC Pulse, and Amtrak provides convenient local and regional connectivity.
- **Growing Urban Neighborhood** – Shockoe Bottom continues to benefit from residential and commercial reinvestment, combining historic architecture with apartments, restaurants, businesses, entertainment, and new development.

The combination of walkability, historic character, transportation connectivity, nearby employment, residential density, and a strong concentration of amenities enhances the long-term positioning of 1717 E Franklin Street and supports demand from both residential tenants and a broad range of potential commercial users.



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