

FOR SALE

FAN DISTRICT

Office/Retail

2403 W Main Street | Richmond, VA 23220



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 6,521± SF office/retail available for sale
- › 5,245± SF available for an owner occupant with basement tenant in place
- › 1,869± SF warehouse/garage in rear of office with drive-in door
- › 8± off street parking spaces
- › Located in the heart of Richmond's Fan District at the corner of W Main Street and Stafford Avenue
- › Zoned UB
- › **Purchase Price: \$1,050,000**

FOR MORE INFORMATION:

BEN BRUNI, SIOR

Senior Vice President | Partner

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RUSSELL WYATT

Senior Vice President | Partner

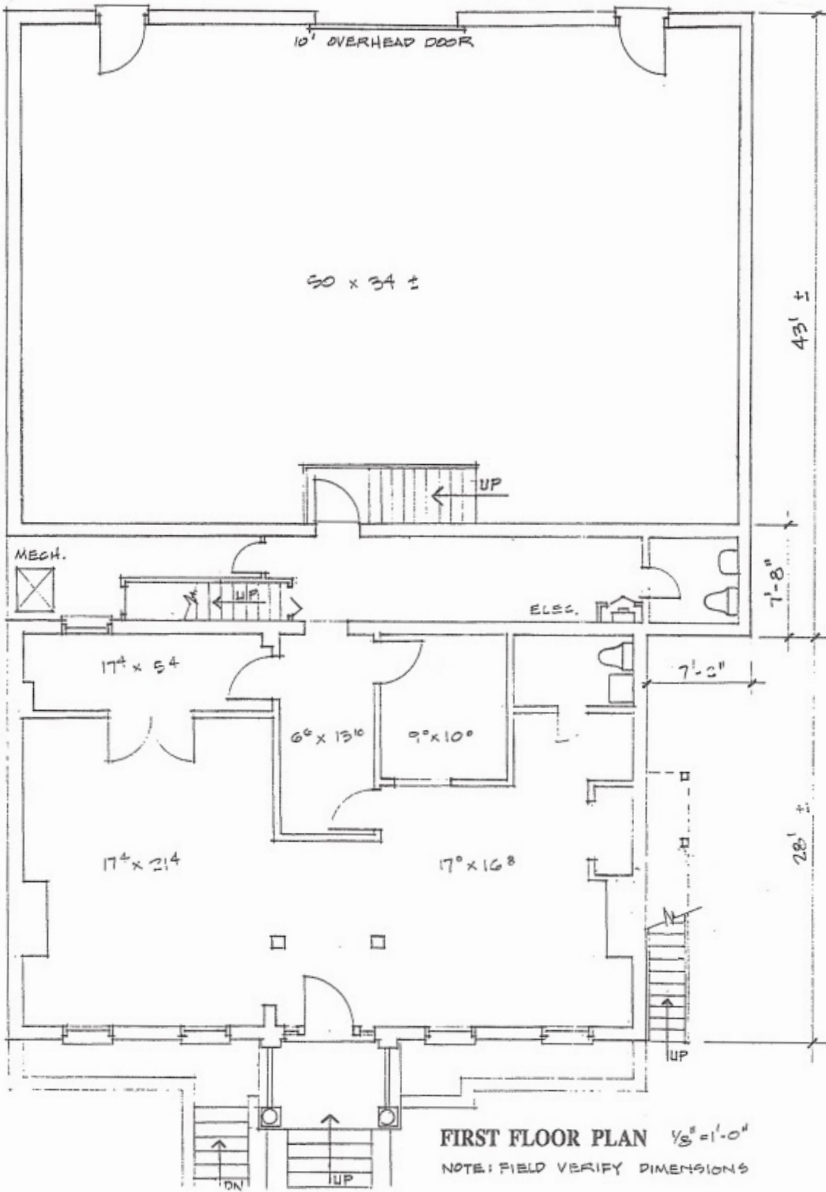
804-221-4272

rwyatt@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

FLOOR PLAN

6,521± SF office/retail



1,869± SF warehouse/garage and off street parking spaces



MARKET OVERVIEW

RICHMOND SNAPSHOT

VCU is at the center of a vibrant community of 1.2 million people that is a top destination for creative thinkers and entrepreneurs, foodies and artists, and nonprofit and government leaders.

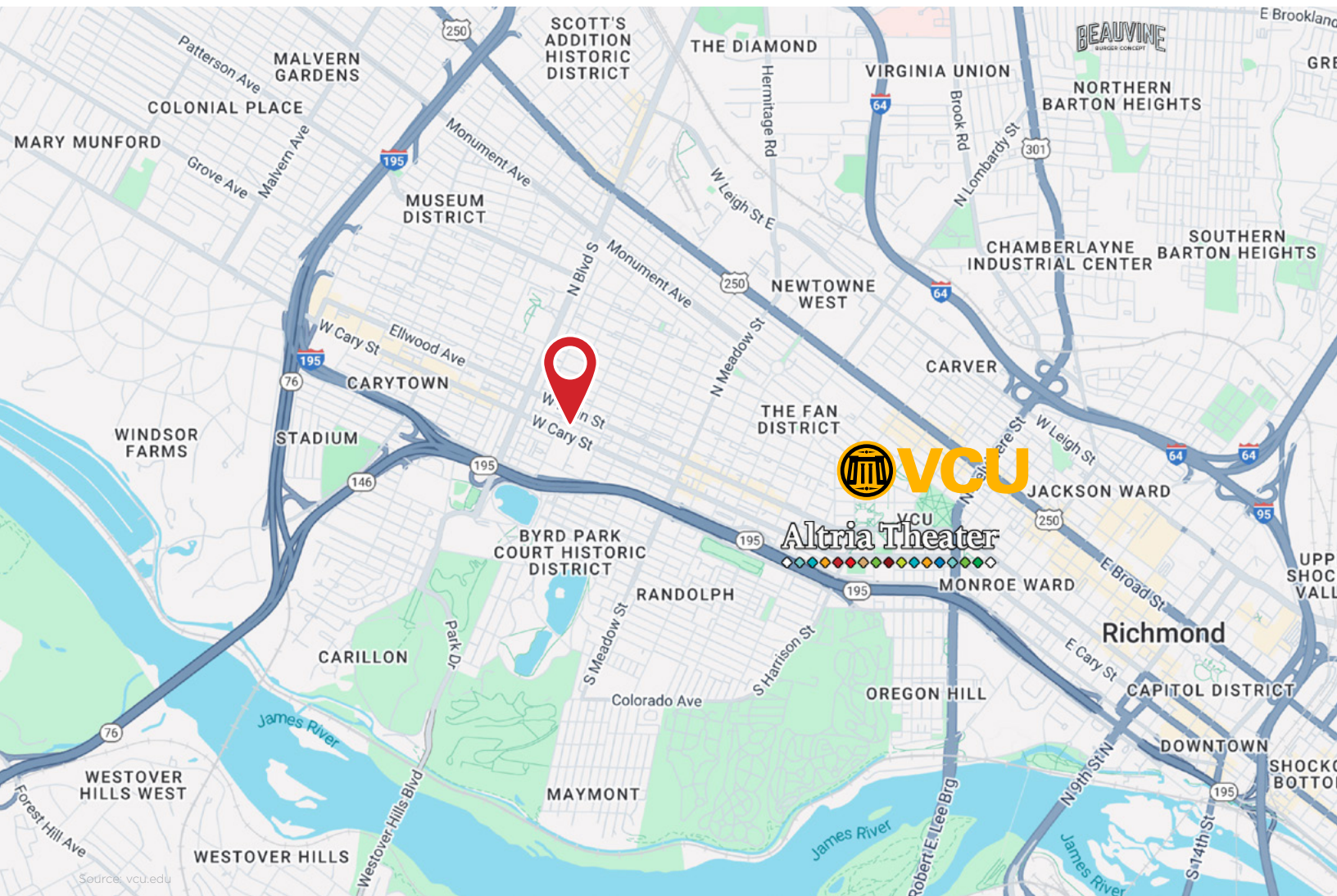
28,594 STUDENTS 

VCU is the **TOP 20%** of universities worldwide

VCU generates nearly **\$9.5 Billion** in economic activity in Virginia



Local Eats



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