

FOR SALE >

1801 - 1809 Roane St. | Richmond, VA 23222



## CONTACT

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Associate

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**John Jay Schwartz**  
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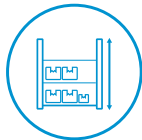
**COLLIERS INTERNATIONAL**  
7200 Glen Forest Drive  
Suite 200  
Richmond, VA 23226  
www.colliers.com/richmond

## PROPERTY FEATURES

**Asking price: \$1,250,000**



11,154± SF  
flex/warehouse



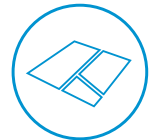
Ceiling height  
in warehouse  
14' - 16'



3-phase power  
220 volts



Zoning  
M-1  
light industrial



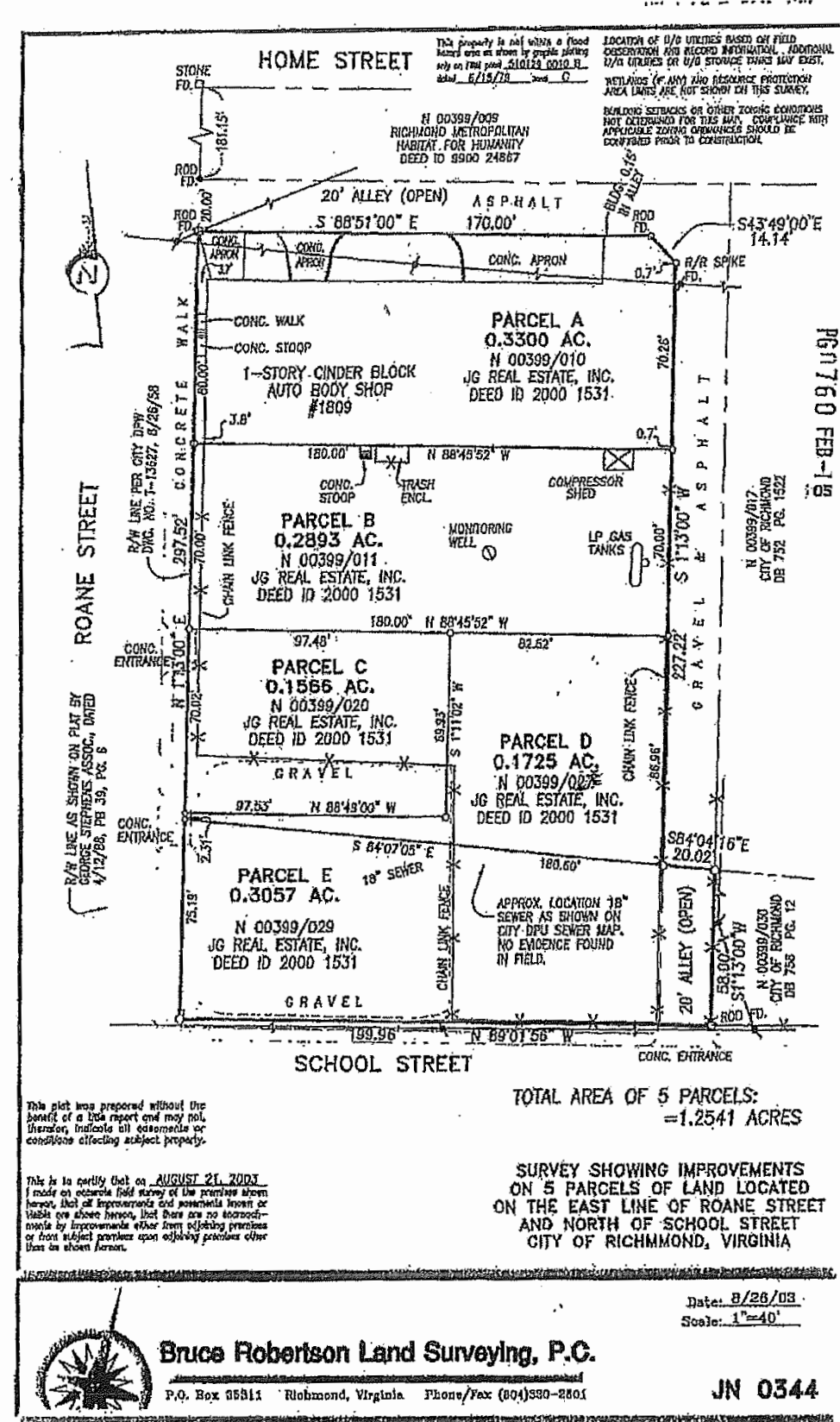
Acreage  
1.27

- Great owner/occupant opportunity or redevelopment
- Adjacent to The First Tee, Richmond Metropolitan Habitat for Humanity ReStore and Tabol Brewing
- 1.3 miles/6 minute drive to VCU
- Convenient access to I-95 and I-64



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