



NORTHSIDE VALUE-ADD OPPORTUNITY PLUS 2 MULTI-FAMILY BUILDING LOTS

403-407 E. LABURNUM AVE.
RICHMOND, VA 23222

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Property Summary



OFFERING SUMMARY

Accelerated Sale Date: Thurs., May 2, 2019
3:00 PM - 4:00 PM

Accelerated Sale Location: Onsite & Online

Building Size: 12,900 SF

Lot Size: 0.635 Acres

Year Built: 1967

Zoning: B-2

PROPERTY OVERVIEW

SVN/Motleys is proud to present, via Accelerated Sale, the 12,900 square foot building located at 403-407 E. Laburnum Ave., Richmond, VA 23222. Don't miss out on this excellent redevelopment opportunity in up-and-coming Northside Richmond, less than one mile from Richmond Raceway and near desirable Ginter Park and Bellevue neighborhoods. This property is also located less than a mile from up-and-coming Edgewood and Brookland Park neighborhoods and is just four miles north of downtown Richmond.

The building features a mix of retail showroom space, office space and warehouse/storage space and was previously occupied by Kane Plumbing Company. The first floor features three units [403, 405, and 407] and has large, floor-to-ceiling windows facing E. Laburnum Ave. with retail showroom and office space in the front of the building and warehouse/storage space in the rear of the building. Units 403 and 405 have been combined and were occupied by Kane Plumbing, while unit 407 currently consists of framed, unfinished office/retail space. The second floor features an office space in the front of the building and a large, open storage space towards the rear of the building.

Also offered as a part of this accelerated sale are two adjoining multi-family lots, totaling 0.37 ± acres, which are located directly behind the building at 403-407 E. Laburnum Avenue. 306 Crawford St. totals 0.12 ± acres and 308 Crawford St. totals 0.25 ± acres and both lots are currently fenced-in. These two lots are afforded all the rights and privileges of Henrico County's R-5 zoning ordinance, which allows for multi-family dwellings, townhouses for sale, rooming/boarder houses, group care facilities.

Summary Of Offerings: 403-407 E. Laburnum Ave., Richmond, VA 23222
306-308 Crawford St., Richmond, VA 23222

Offering Number	Address	Parcel ID	SF	AC	Zoning	Opening Offer	Assessed Value
1	403-407 E. Laburnum Ave., Richmond, VA 23222	793-738-5436	12,900	0.635	B-2	\$ 250,000	\$ 392,800
2	306 Crawford St., Richmond, VA 23222	793-738-5123	N/A	0.12	R-5	\$ 10,000	\$ 10,400
3	308 Crawford St., Richmond, VA 23222	793-738-5723	N/A	0.25	R-5	\$ 10,000	\$ 21,100
4	Offering Nos. 2-3 Combined 2 Multi-Family Building Lots	793-738-5123 793-738-5723	N/A	0.37	R-5	\$ 20,000	\$ 31,500
5	Offering Nos. 1-3 Combined 12,900 SF Building and 2 Multi-Family Building Lots	793-738-5436 793-738-5123 793-738-5723	12,900	1.005	B-2 R-5	\$ 270,000	\$ 424,300

Aerial Image Of Offerings



Additional Photos



Additional Photos



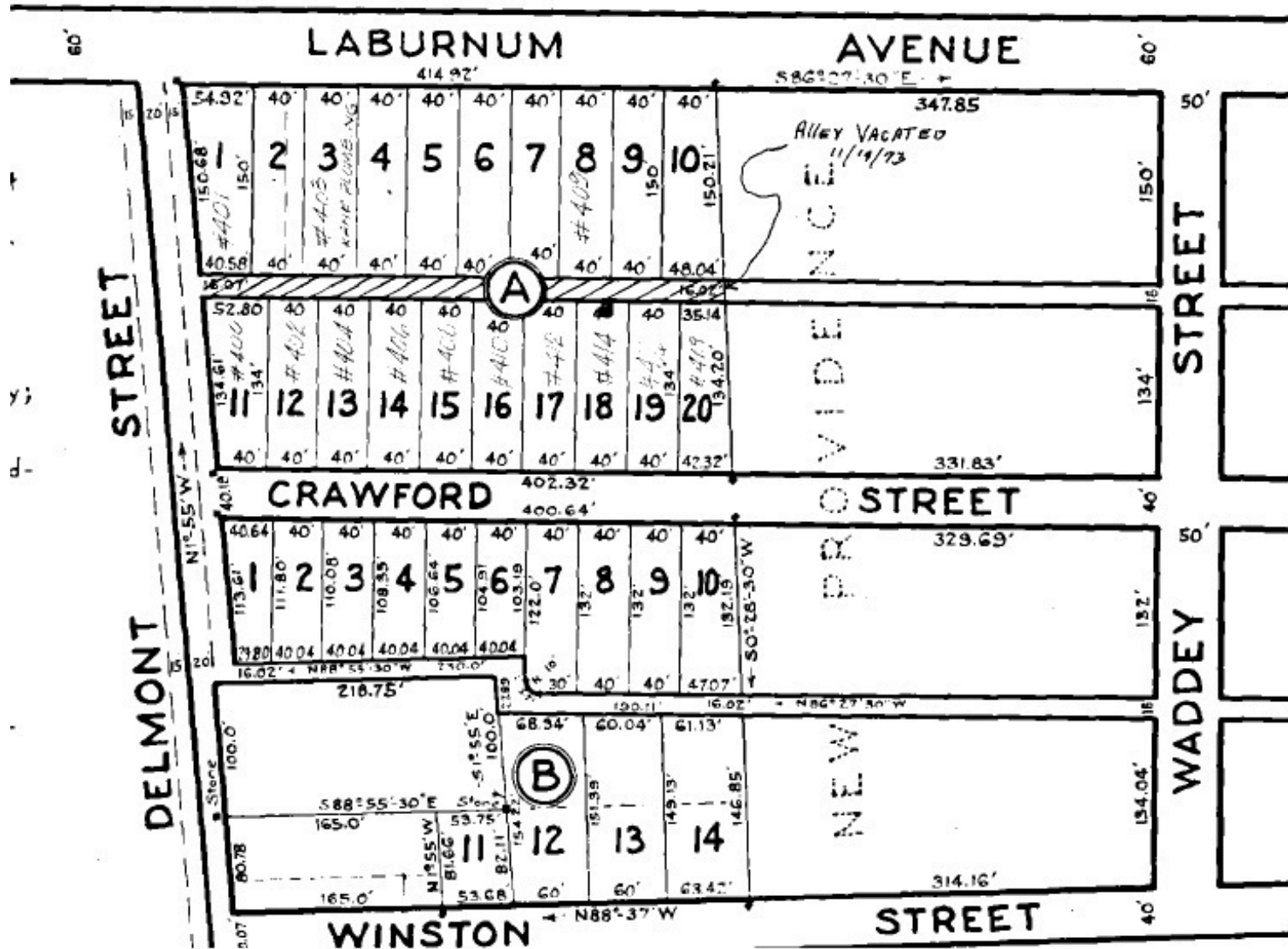
Additional Photos



Additional Photos



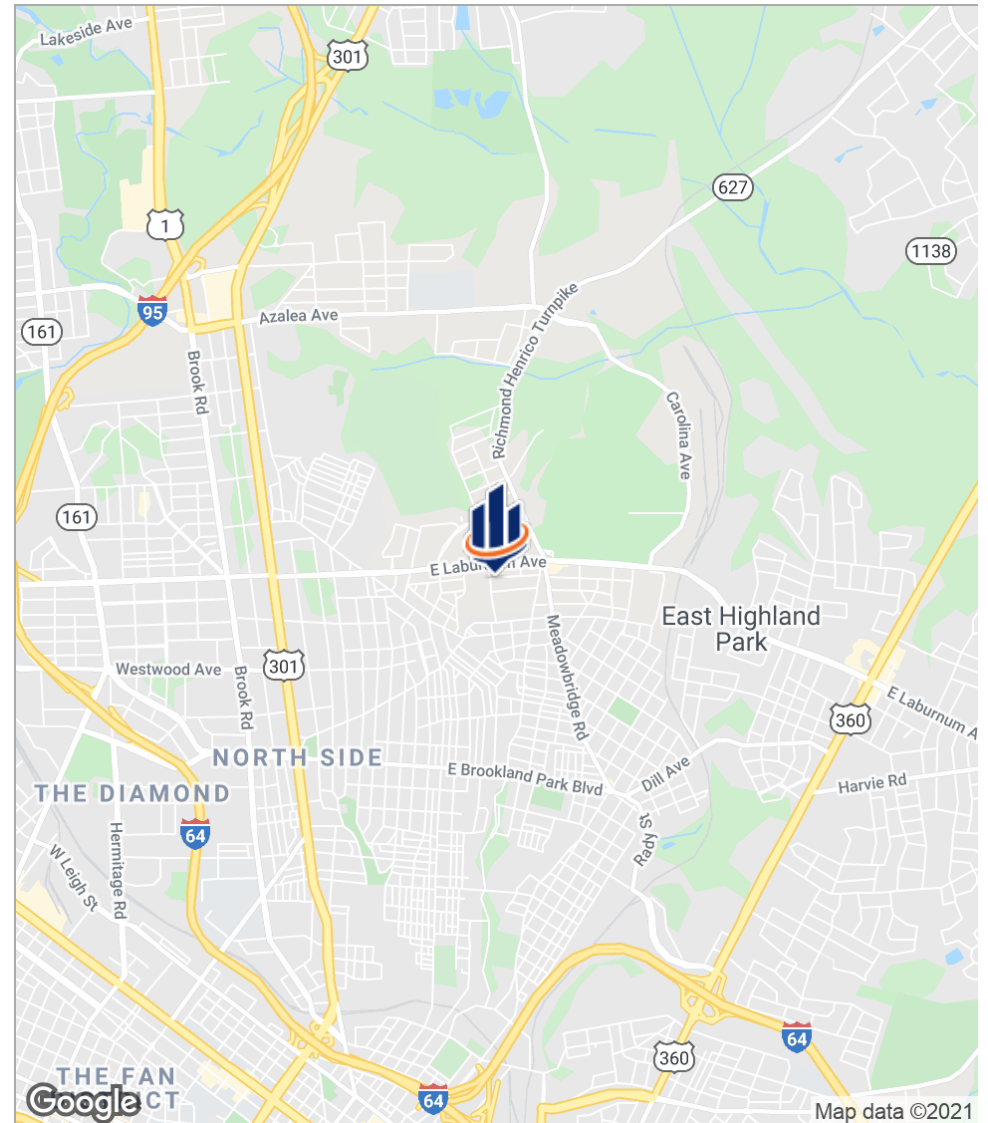
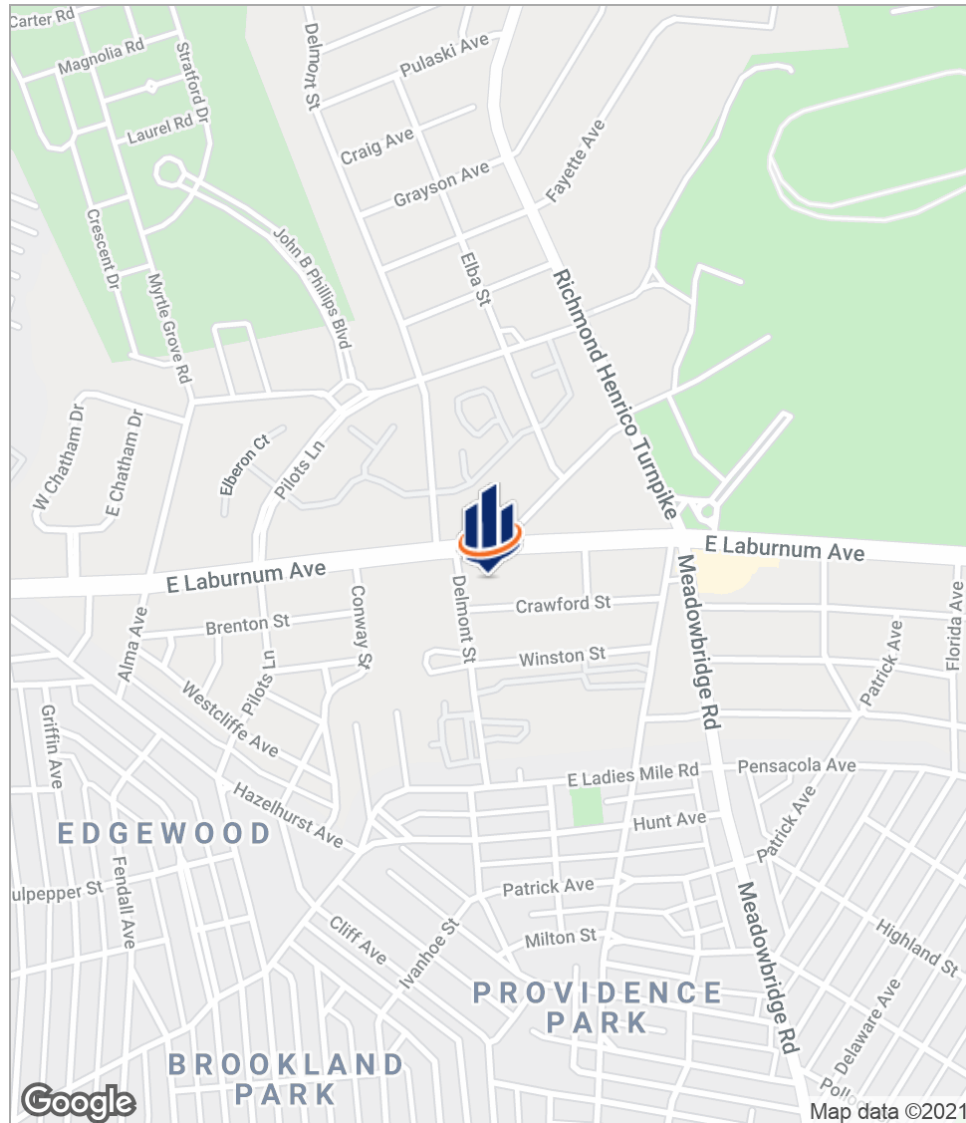
Plat Map



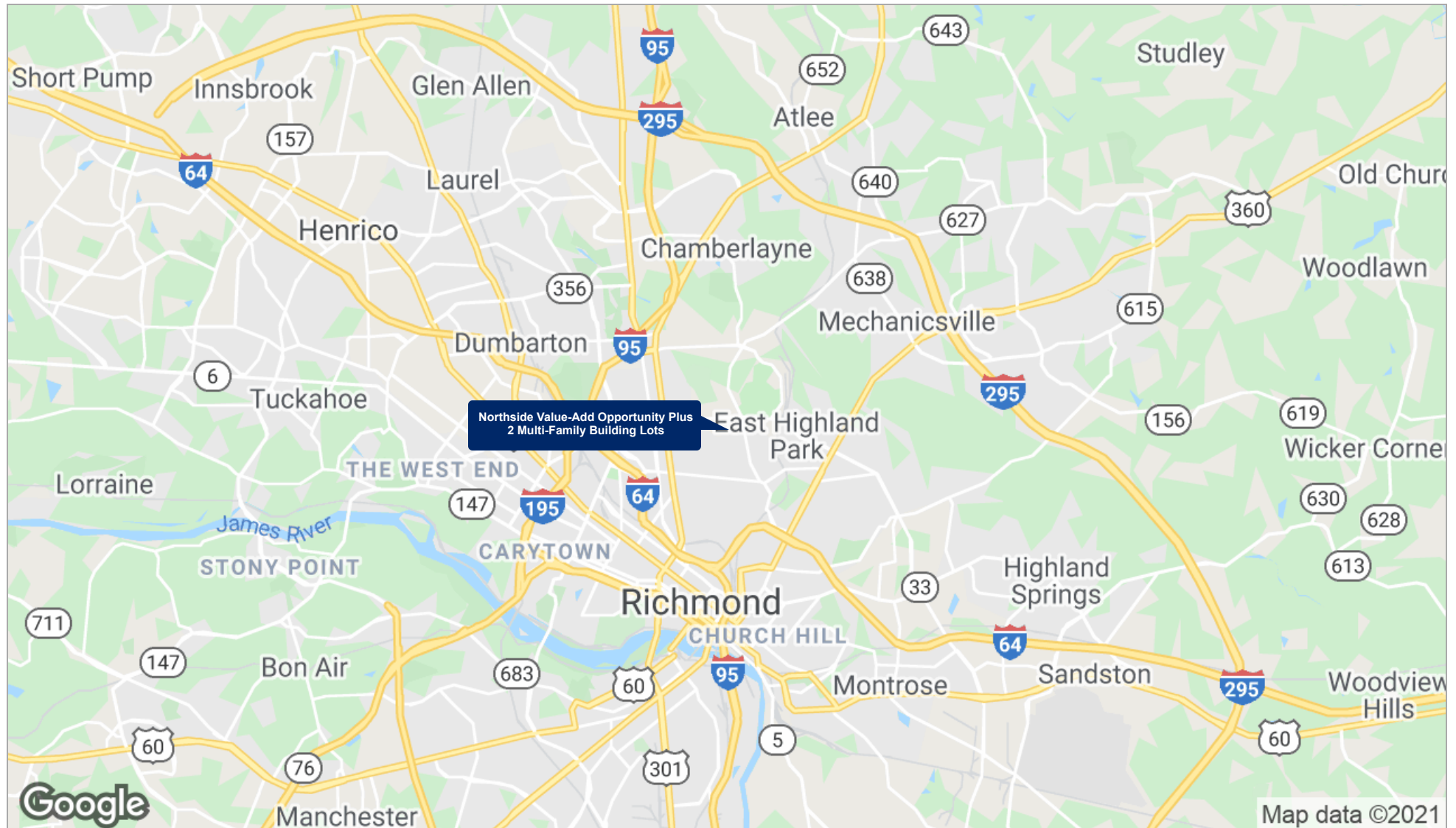
Aerial Map



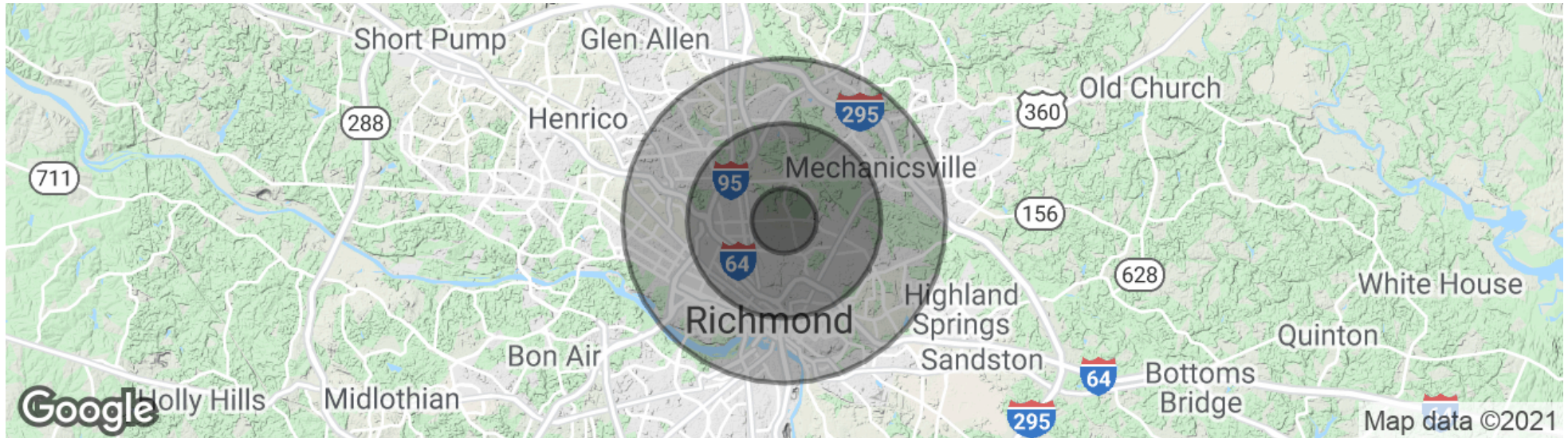
Location Maps



Regional Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,962	86,917	216,755
Median age	36.8	35.7	35.0
Median age (Male)	33.2	33.5	33.1
Median age (Female)	39.6	37.1	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,436	34,415	92,446
# of persons per HH	2.7	2.5	2.3
Average HH income	\$39,422	\$47,060	\$56,221
Average house value	\$136,117	\$206,492	\$227,926

* Demographic data derived from 2010 US Census



COUNTY OF HENRICO - FINANCE DEPARTMENT REAL ESTATE ASSESSMENT DIVISION

Address: 4301 E. Parham Rd.
Henrico, VA 23273-2745
Phone: 804-501-4300
Fax: 804-501-5420

There are Multiple Addresses for this Parcel

Location Address 403 E LABURNUM AVE

Base Information

Parcel ID	793-738-5436	Parcel Address	403 E LABURNUM AVE
Vision PID #	77642	Appraiser	D
State Code	Comm & Ind	Neighborhood	09310 - Laburnum N I-64
Use Code	353 Retail Store	Acreage	0.6347
Tax Type	Taxable	Owner (Jan 1)	KANE PLUMBING CO INC
Zoning	B-2	Owner (Cur)	KANE PLUMBING CO INC
Tax Dist	San Dist #12	Mailing Address	
Magisterial	Fairfield		403 E LABURNUM AVE
Subdivision	Laburnum Grove		HENRICO VA
Section		Zip	23222-2120
Block	A	Old Map #	0106090000A 0004
Lot	4-5-6-7 PT 3&PT ALY	Pre 1992 Map #	3 B1 1
		Map Page #	167

Commercial Information

Building Name	Bldg #	Type	Section	Year Built	Stories	Height	Occupancy	Sqft
Kane Plumbing Supply	1	Occ 1	1	1967	2	10	353 - Retail Store	2,450
Kane Plumbing Supply	1	Occ 2	1	1967	2	10	344 - Office Building	2,450
Kane Plumbing Supply	1	Occ 1	2	1969	2	10	406 - Storage Warehouse	3,800
Kane Plumbing Supply	1	Occ 1	3	1967	1	10	406 - Storage Warehouse	2,100
Kane Plumbing Supply	1	Occ 1	4	1967	1	10	353 - Retail Store	2,100
Report Total:								12,900

Last 5 Transfers

Sale Date	Sale Price	Deed Book	Page	Owner	Sale Comment
01/01/1955	\$4,200	838	199	KANE PLUMBING CO INC	

Last 5 Assessments

Year	Date	Land	Land Use	Improvements	Total
2019	01/29/2019	\$159,000		\$233,800	\$392,800
2018	01/30/2018	\$159,000		\$223,800	\$382,800
2017	01/31/2017	\$146,300		\$226,300	\$372,600
2016	01/29/2016	\$146,300		\$223,000	\$369,300
2015	02/02/2015	\$146,300		\$220,100	\$366,400

Extras, Features and Outbuildings

Type	Description	Units/Area
Extra	Site Imp (0.6347 ac)	

Land Information

Type	# Units	Unit Type	Sqft	Zoning
S1	27647	SQUARE FOOTAGE	27,647	B-2

Notes

no data found

Image



Last Photo Update 03/17/2014

WHS WHS Sect(2)			20
95			
WHS Sect(3)	OFF RET	RET Sect(4)	
70	70	70	
30	35	30	

Sketch Details

Code	Desc	Gross
OFF	Office (Comm)	2,450
RET	Retail	2,100
RET	Retail	2,450
WHS	Warehouse	2,100
WHS	Warehouse	3,800

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Address: 4301 E. Parham Rd.
Henrico, VA 23273-2745
Phone: 804-501-4300
Fax: 804-501-5420

Base Information

Parcel ID	793-738-5123	Parcel Address	306 CRAWFORD ST
Vision PID #	77641	Appraiser	N
State Code	Resid (Sub)	Neighborhood	5-120
Use Code	011 Vacant Residential	Acreage	
Tax Type	Taxable	Owner (Jan 1)	KANE PLUMBING CO INC
Zoning	R-5	Owner (Cur)	KANE PLUMBING CO INC
Tax Dist	San Dist #12	Mailing Address	
Magisterial	Fairfield		403 E LABURNUM AVE
Subdivision	Laburnum Grove		HENRICO VA
Section		Zip	23222-2120
Block	A	Old Map #	0106090000A 0014
Lot	PT 14 & VAC ALLEY	Pre 1992 Map #	3 B1 1
		Map Page #	167

Last 5 Transfers

Sale Date	Sale Price	Deed Book	Page	Owner	Sale Comment
	\$4,000	1520	163	KANE PLUMBING CO INC	

Last 5 Assessments

Year	Date	Land	Land Use	Improvements	Total
2019	01/29/2019	\$10,400		\$0	\$10,400
2018	01/30/2018	\$9,300		\$0	\$9,300
2017	01/31/2017	\$9,300		\$0	\$9,300
2016	01/29/2016	\$9,300		\$0	\$9,300
2015	02/02/2015	\$9,300		\$0	\$9,300

Land Information

Type	# Units	Unit Type	Sqft	Zoning
G2	1	LOTS	0	R-5

Notes

200 SQ. FT. to RW for Crawford St. per DB 2493-1956.

Image

Photo Not Available

Last Photo Update Unknown

Photo Not Available

Sketch Details

no data found

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Address: 4301 E. Parham Rd.
Henrico, VA 23273-2745
Phone: 804-501-4300
Fax: 804-501-5420

Base Information

Parcel ID	793-738-5723	Parcel Address	308 CRAWFORD ST
Vision PID #	77645	Appraiser	N
State Code	Resid (Sub)	Neighborhood	5-120
Use Code	011 Vacant Residential	Acreage	
Tax Type	Taxable	Owner (Jan 1)	KANE PLUMBING CO INC
Zoning	R-5	Owner (Cur)	KANE PLUMBING CO INC
Tax Dist	San Dist #12	Mailing Address	
Magisterial	Fairfield		403 E LABURNUM AVE
Subdivision	Laburnum Grove		HENRICO VA
Section		Zip	23222-2120
Block	A	Old Map #	0106090000A 0015
Lot	PT 15-16 & VAC ALLY	Pre 1992 Map #	3 B1 1
		Map Page #	167

Last 5 Transfers

Sale Date	Sale Price	Deed Book	Page	Owner	Sale Comment
	\$2,700	1346	336	KANE PLUMBING CO INC	

Last 5 Assessments

Year	Date	Land	Land Use	Improvements	Total
2019	01/29/2019	\$21,100		\$0	\$21,100
2018	01/30/2018	\$18,700		\$0	\$18,700
2017	01/31/2017	\$18,700		\$0	\$18,700
2016	01/29/2016	\$18,700		\$0	\$18,700
2015	02/02/2015	\$18,700		\$0	\$18,700

Land Information

Type	# Units	Unit Type	Sqft	Zoning
G2	1	LOTS	0	R-5

Notes

1) 400 Sq. Ft. to RW for Crawford St. per DB 2493-1956.

Image

Photo Not Available

Last Photo Update Unknown

Photo Not Available

Sketch Details

no data found

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Advisor Bio & Contact 1

MARK MOTLEY, CAI, AARE

Managing Director

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PROFESSIONAL BACKGROUND

Mark is President & CEO of Motleys Asset Disposition Group, SVN/Motley's and the Richmond Auto Auction of VA, Inc. He is a veteran auctioneer with over 40 years of experience in the asset disposition and appraisal industry.

Mark's role as President and CEO involved strategic planning and the Company's expansion into multiple states and has moved the Company direction from an auction business to an asset disposition conglomerate.

Mark is a licensed auctioneer and realtor. He is a recognized leader in the auction industry and has served on numerous boards, including the Commonwealth of VA Auctioneers Regulatory Board, VA Auctioneers Association (VAA), Rotary International, the Coastal Conservation Association and serves as President of the National Association of Public Automobile Auctions (NAPAA).

Mark studied Art and Business Administration and Management at VCU and Accounting and Computer Programming at Randolph Macon College. He is a graduate of the Certified Auctioneers Institute and Accredited Auctioneer of Real Estate at the University of Indiana.

EDUCATION

Virginia Commonwealth University
Randolph Macon College
University of Indiana
Certified Auctioneers Institute

MEMBERSHIPS & AFFILIATIONS

Certified Auctioneers Institute
Accredited Auctioneer of Real Estate
Virginia Auctioneers Association
National Auctioneers Association
Richmond Association of Realtors

Advisor Bio & Contact 2

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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