

INTRODUCED: September 23, 2024

AN ORDINANCE No. 2024-252

To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by Cary Studios Associates, LLC located at 2310 West Cary Street and 2311 Herbert Hamlet Alley for the purpose of supporting and expanding the operations of the Office of Animal Care and Control. (5th District)

Patrons – Mayor Stoney, President Nye and Ms. Trammell

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 15 2024 AT 6 P.M.

WHEREAS, in the opinion of the Council of the City of Richmond, a public necessity exists for the acquisition of the properties located at 2310 West Cary Street and 2311 Herbert Hamlet Alley, identified as Tax Parcel Nos. W000-1036/029 and W000-1036/032, respectively, in the 2024 records of the City Assessor, for the purpose of supporting and expanding the operations of the Office of Animal Care and Control;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public necessity exists for the acquisition of the properties located at 2310

AYES: 7 NOES: 2 ABSTAIN: _____

ADOPTED: NOV 12 2024 REJECTED: _____ STRICKEN: _____

West Cary Street and 2311 Herbert Hamlet Alley, identified as Tax Parcel Nos. W000-1036/029 and W000-1036/032, respectively, in the 2024 records of the City Assessor, together with all appurtenances thereto and encumbrances thereof, for the purpose of supporting and expanding the operations of the Office of Animal Care and Control.

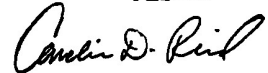
§ 2. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be and is hereby authorized to acquire such parcels of real property identified in section 1 of this ordinance from Cary Studios Associates, LLC and to execute the deed or deeds and other documents necessary to complete the acquisition and acceptance of such parcels of real property, provided that all such deeds and other documents first must be approved as to form by the City Attorney or the designee thereof.

§ 3. This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE

A TRUE COPY:
TESTE:



City Clerk



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2024-1059

File ID: Admin-2024-1059

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 08/27/2024

Subject: Acquisition of 2310 W. Cary Street

Final Action:

Title:

Internal Notes: Acquisition of 2310 W. Cary Street (Parcel ID # W0001036029) & 2311 Herbert Hamlet Alley (Parcel ID # W0001036032) Collectively

Code Sections:

Agenda Date: 09/23/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: 2310 W Cary St - Property Profile, OR Transmittal Form - 2310 W Cary Street 8-26-24, WD - Acquire - 2310 W. Cary St and 2311 Herbert Hamlet Alley AATF

Enactment Number:

Contact:

Introduction Date: 09/23/2024

Drafter: Alecia.Blackwell@rva.gov;
Christopher.Nizamis@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/29/2024	Sharon Ebert	Approve	8/29/2024
1	2	9/3/2024	Robert Steidel	Approve	9/2/2024
1	3	9/9/2024	Jeff Gray	Disapprove	9/5/2024
Notes: Needs to route through Budget and Finance.					
1	4	9/10/2024	Sharon Ebert	Approve	9/11/2024
1	5	9/10/2024	Meghan Brown	Approve	9/12/2024
1	6	9/10/2024	Sheila White	Disapprove	9/12/2024
Notes: Budget Director and Senior DCAO left off approval flow for changes to CIP plan.					
1	7	9/13/2024	Sharon Ebert	Approve	9/13/2024
1	8	9/13/2024	Robert Steidel	Approve	9/17/2024
1	9	9/13/2024	Meghan Brown	Approve	9/17/2024
1	10	9/16/2024	Sheila White	Approve	9/17/2024
1	11	9/16/2024	Sabrina Joy-Hogg	Approve	9/18/2024
1	12	9/17/2024	Jeff Gray	Approve	9/18/2024
1	13	9/17/2024	Lincoln Saunders	Approve	9/19/2024
1	14	9/17/2024	Mayor Stoney	Approve	9/19/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2024-1059

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: August 26, 2024

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sabrina Joy-Hogg, DCAO - Finance & Administration Portfolio

THROUGH: Sheila White, Director of Finance

THROUGH: Meghan Brown, Director of Budget & Strategic Planning

THROUGH: Robert Steidel, Deputy Chief Administrative Office - Operations Portfolio

THROUGH: Sharon Ebert, Deputy Chief Administrative Officer - Planning & Economic Development Portfolio

FROM: Christie Peters, Director - Richmond Animal Care and Control (RACC)
Gail Johnson, Deputy Director - DPW & Acting Director - DGS
Chris Nizamis, Real Estate Manager - Real Estate Strategies/DED-DGS

RE: Acquisition of 2310 W. Cary Street (Parcel ID # W0001036029) & 2311 Herbert Hamlet Alley (Parcel ID # W0001036032) Collectively

ORD. OR RES. No.

PURPOSE: To declare a public necessity for and to authorize the acquisition of those certain parcels of real property owned by Cary Studios Associates, LLC and located at 2310 W. Cary Street and 2311 Herbert Hamlet Alley in the city of Richmond for the purpose of supporting and expanding the operations of the Richmond Animal Care & Control (RACC).

BACKGROUND: Richmond Animal Care & Control manages and protects the animal population in Richmond, VA, enforces animal ordinances, protects the health and welfare of the citizens, and strives

to place as many unwanted animals as possible in loving homes. The mission is to provide a safe and healthy community through professional enforcement of animal related laws, while providing and promoting the humane care of every animal in need. The department mission strives for a City where every companion animal has a safe and loving forever home. As a recognized leader in animal welfare, public safety and operational practices, RACC will continue to grow as a trusted community resource.

RACC has a tremendous following and community support through the City and beyond. RACC is already providing direct services to the citizens in the City through a large community outreach effort, donating animal supplies, food, providing free vaccines and flea treatment to pet owners in need. Any improvement or accommodation that would allow them to help more people and their pets would be welcomed wholeheartedly in the community. RACC wants to grow this outreach and be able to offer vet care, training classes, behavior follow up after adoption etc. and cannot grow or add programming in our current shelter space.

The current RACC animal shelter at 1600 Chamberlayne Ave was gifted to the City in 2005 by the Richmond SPCA when they left to build a facility that would accommodate their growing needs. The site is assessed at \$1.856 million and has a 15-year maintenance need of \$1.5 million, is zoned M2 and is 55 years old. Renovations in 2012 included the installation of state code compliant large dog runs but they did not offer any additional space to accommodate our growing dog population. The dog runs were built to allow one dog to have two spaces separated by a guillotine in keeping with best practice. Since the number of large dog caging space is inadequate, we are required to place a dog in each side of the run to have enough space for daily housing.

Additionally, there is no large dog isolation space, so they must block off many runs to accommodate one dog and/or sick/contagious large dogs must be housed/treated offsite at a vet clinic which is an added operational expense. The lack of isolation space and its self-containment has been a violation with the state veterinarian for years. They have two isolation rooms with 19 small cages to house sick and contagious small dogs and cats. Previous code violations required creating a retrofitted walkway to accommodate euthanasia without contaminating current isolation space to be code compliant.

This O&R request proposes to supplement the existing RACC facility at 1600 Chamberlayne Ave, which has been determined to be inadequate for current and projected services, with a proposed additional adoption center and community space at the 2310 W. Cary Street location. Each space in the current facility is already multi-purposed and retrofitted to accommodate the growing number of animals in need within the City. The additional proposed space will allow for enhanced service delivery in an accommodating, welcoming environment while striving to meet the City's performance metrics for adoption and minimization of euthanasia. Further, the movement of these services to a new facility will allow the existing facility to operate more effectively for other services. Continuing to defer supplementation of this critical facility will result in continued operational deficiencies and impeded service delivery.

In addition, it is felt that the current shelter could be made into a free/low-cost vet clinic, and/or a low-cost boarding facility for people who lose their home or are incarcerated, or overflow that would allow us to help other struggling communities during national disasters. It could incorporate a work

release or technical training program for at risk youth or citizens in need to assist with the clinic and boarding operation. The existing shelter building could be transitioned into a resource for pet owners in need and for our citizens who need on the job training/skills.

This O&R request supports a component of the overall strategy to meet the needs of RACC operation and related growth by authorizing the City's acquisition of the 2310 W. Cary Street property from Cary Studios Associate, LLC. The property offers an approximate .273-acre parcel of real estate consisting of a free-standing building of 10,561± square feet of office and warehouse space located within the UB-Urban Business zoning class within Council District 5.

The City has determined that this property would offer more efficient and effective processes related to the City's initiatives. The location will allow for more efficient processing to meet demands, increase City geographic coverage and will ensure long-term, permanent solution in further supporting and possibly solving the on-going crisis and set-forth initiatives.

Acquisition and utilization of the property would also mitigate potential financial and long-term contractual lease obligations to the City. Ownership of this site is an investment for the City. The property is currently vacant and the City intends to restore and revitalize the property to remove a portion of the perceived blight along the portion of W. Cary Street corridor while simultaneously satisfying the noted initiatives. The City intends to improve the building and site conditions to accommodate its needs. The property will also serve as a demonstration of innovative efforts and technologies for new and redevelopment projects within the area.

After extensive market research and evaluating numerous properties, the City has determined that the building located at 2310 W. Cary Street site is the most suitable location for such a requirement. Not only does the building meet the programmatic needs of City and can accommodate various potential other uses for the City.

COMMUNITY ENGAGEMENT: This request is a continuation of on-going efforts and follows various RACC presentations at public meetings that offered public comment. RACC has a tremendous following and community support throughout the City and beyond. RACC is already providing direct services to the citizens in the City through a large community outreach effort, donating animal supplies, food, providing free vaccines and flea treatment to pet owners in need.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

FISCAL IMPACT: The anticipated cost for the City to acquire the property containing warehouse and office space include a purchase price of \$2,000,000.00 plus potential additional one-time costs for any related closing and general due diligence costs and considers the following:

- \$2,000,000 will be reappropriated from the G.O. Bonds originally assigned in the City's Capital Improvement Plan related to the Public Works Department's Commerce Road Improvement Project plan (award #500265, project #100691) for FY2025.

- Proposed building renovations and improvements would need to be incurred in FY 2026 budgets and/or through the RACC's Foundation to further support the operation. Said work is being facilitated by the City's Capital Projects Department and is developing a scope-of-work for the needed work and related budgets (TBD).

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 23, 2024

CITY COUNCIL PUBLIC HEARING DATE: October 15, 2024

REQUESTED AGENDA: Consent Agenda

RECOMMENDED COUNCIL COMMITTEE: Organizational Development Sub-Committee Meeting - October 7, 2024

AFFECTED AGENCIES: Richmond Animal Care & Control; Department of Finance and Department of Budget and Strategic Planning; and Department of Public Works

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS:

- 2310 W. Cary Street Property Profile

STAFF:

Christie Peters, Director - Richmond Animal Care and Control (RACC)

Chris Nizamis, Real Estate Manager - Real Estate Strategies/DED-DGS



For Sale

Primary Contact:

Jim Brooks

TOWN & COUNTRY Real Estate
Sales and Management
+1 804 564 9100
jim@sellrva.com

Barry Hofheimer

Senior Vice President
+1 804 334 2612
barry.hofheimer@colliers.com

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Suite 600 | Richmond, VA
P: +1 804 320 5500
colliers.com/richmond

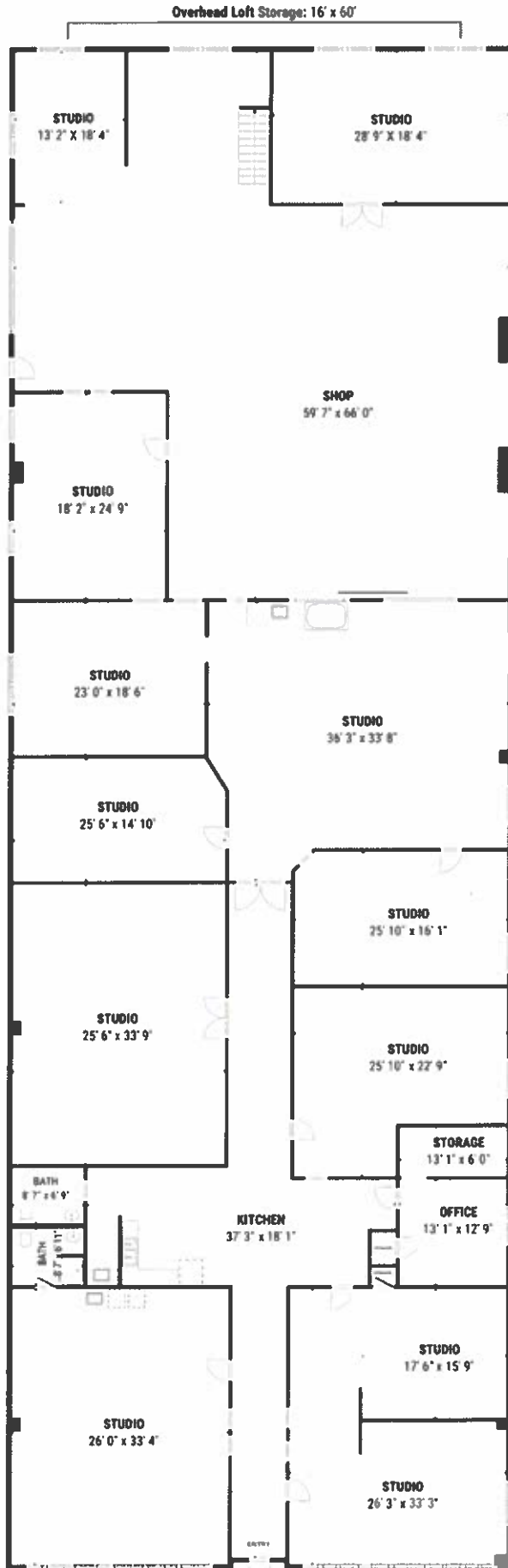
2310 W Cary St., Richmond, VA

- 10,561 SF building
- Comprehensive renovation completed in 2008
- One (1) 12' high overhead door
- UB Zoning - offering versatile multi-use potential
- Lofty 14' and 17' ceilings
- Front entrance features showroom quality studios with almost 50' of tall window exposure
- **Price: \$2,115,000**



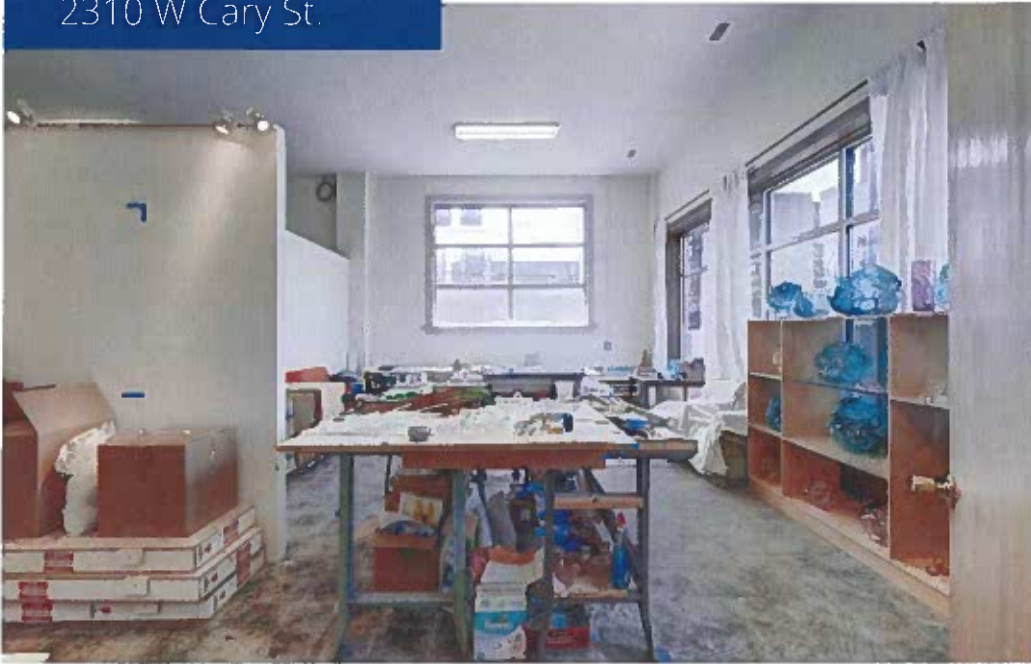
410 North Ridge Road,
Richmond, VA

Accelerating success.




Dimensions above are approximate per Mataport Ai
Total Sq Ft: 10,561 (Per Tax Records)


2310 W Cary St.




2310 W Cary St.

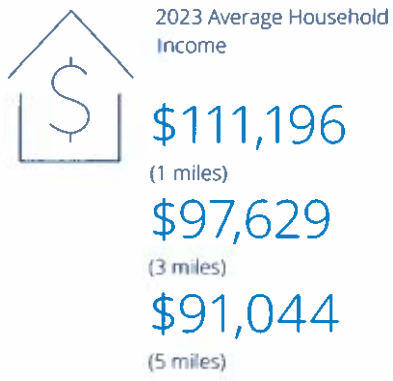
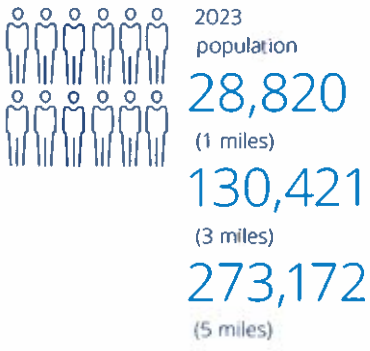


 **94**
Walk Score

 **45**
Transit Score

 **82**
Bike Score

Demographics



Primary Contact:
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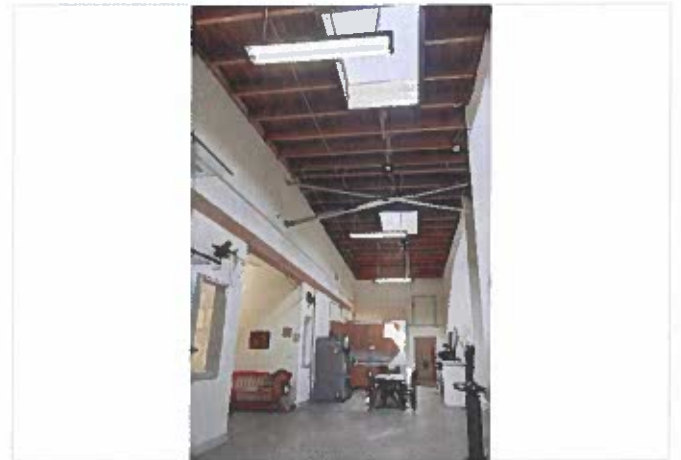
Building Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



Interior Photo



2310 W Cary St



2310

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12

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21

23

25

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2327



Property: 2310 W Cary St Parcel ID: W0001036029

Parcel

Street Address: 2310 W Cary St Richmond, VA 23220-
Owner: CARY STUDIOS ASSOCIATES LLC
Mailing Address: 2310 W CARY ST, RICHMOND, VA 2322000000
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 450 - Fan/Near West
Property Class: 410 - B General Retail/Service
Zoning District: UB - Urban Business
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$473,000
Improvement Value: \$1,004,000
Total Value: \$1,477,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 10875
Acreage: 0.248
Property Description 1: 0060.00X0179.75 0000.000
State Plane Coords(?): X= 11781372.3959 Y= 3725398.279867
Latitude: 37.54969020 , **Longitude:** -77.47058148

Description

Land Type: Primary Commercial/Indust Land
Topology:
Front Size: 60
Rear Size: 179
Parcel Square Feet: 10875
Acreage: 0.248
Property Description 1: 0060.00X0179.75 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11781372.3959 Y= 3725398.279867
Latitude: 37.54969020 , **Longitude:** -77.47058148

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$473,000	\$1,004,000	\$1,477,000	Reassessment
2023	\$418,000	\$801,000	\$1,219,000	Reassessment
2022	\$418,000	\$801,000	\$1,219,000	Reassessment
2021	\$302,000	\$724,000	\$1,026,000	Reassessment
2020	\$302,000	\$724,000	\$1,026,000	Reassessment
2019	\$259,000	\$699,000	\$958,000	Reassessment
2018	\$216,000	\$695,000	\$911,000	Reassessment
2017	\$216,000	\$695,000	\$911,000	Reassessment
2016	\$181,000	\$698,000	\$879,000	Reassessment
2015	\$181,000	\$656,000	\$837,000	Reassessment
2014	\$181,000	\$632,000	\$813,000	Reassessment
2013	\$181,000	\$632,000	\$813,000	Reassessment
2012	\$181,000	\$632,000	\$813,000	Reassessment
2011	\$195,000	\$618,000	\$813,000	CarryOver
2010	\$195,000	\$618,000	\$813,000	Reassessment
2009	\$195,000	\$618,000	\$813,000	Reassessment
2008	\$195,000	\$618,000	\$813,000	Reassessment
2007	\$177,200	\$237,600	\$414,800	Reassessment
2006	\$88,600	\$198,000	\$286,600	Reassessment
2005	\$86,000	\$198,000	\$284,000	Reassessment
2004	\$59,500	\$208,200	\$267,700	Reassessment
2003	\$51,700	\$198,300	\$250,000	Reassessment
2002	\$51,700	\$198,300	\$250,000	Correction
1998	\$38,000	\$211,000	\$249,000	Not Available

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/12/2007	\$800,000	COOPER GERALD L & ANNE E	ID2007-23614	2 - INVALID SALE-Sale Includes Multiple Parcels
01/19/2006	\$0	COOPER GERALD L & ANNE E	ID2006-2014	
01/19/2006	\$0	COOPER GERALD L & ANNE E	ID2006-2013	
01/02/2002	\$0	CANFIELD JEAN COOPER	ID2002-1697	
10/05/2000	\$115,000	COOPER JOHN S & MELVIN B	ID2000-23696	
12/31/1965	\$0	COOPER JOHN S AND ELIZABETH	636C-162	

Planning

Master Plan Future Land Use: COMM-MU
Zoning District: UB - Urban Business
Planning District: Near West
Traffic Zone: 1124
City Neighborhood Code: FAN
City Neighborhood Name: The Fan
Civic Code:
Civic Association Name: Fan Area Business Alliance
Subdivision Name: NONE
City Old and Historic District:
National historic District: Fan Area Extension
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone: III

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	3010	0411003	041100
1990	311	0411003	041100

Schools

Elementary School: Fox
Middle School: Binford
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 12
Dispatch Zone: 038A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Wednesday
Bulk Collection: TBD

Government Districts

Council District: 5
Voter Precinct: 504
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: C01 -
Year Built: 1950
Stories: 1
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: normal for age
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style: 1
Roof Material:
Interior Wall:
Floor Finish:
Heating Type: 0 sf
Central Air: N
Basement Garage Car #: 0
Fireplace: N
**Building Description (Out Building and Mezzanine-Unfinished
Yard Items) :**

Extension 1 Dimensions

Finished Living Area: 10561 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

Property Images

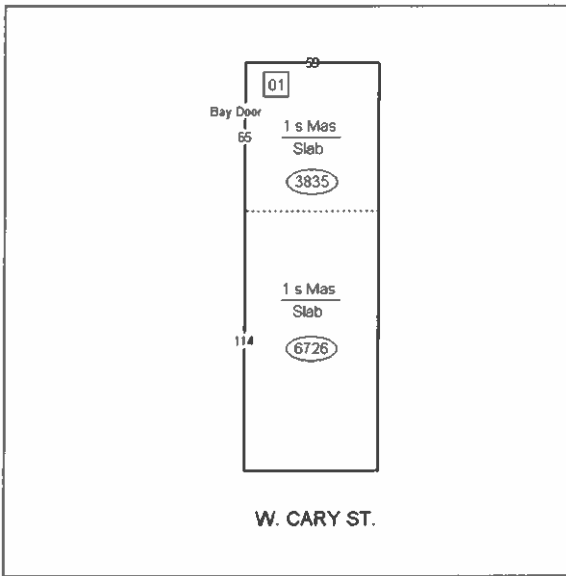
Name: W0001036029 Desc: C01



[Click here for Larger Image](#)

Sketch Images

Name: W0001036029 Desc: C01



Richmond Parcel Map

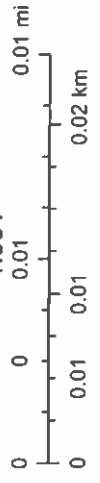


7/1/2024, 8:48:20 AM

CityBoundary

Parcels

1:564



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Citations appear in map service do not include Richmond. However, this map product is produced from a City of Richmond application source. The default map service is provided by ESRI and the City has no control over metadata tags appearing therein.

Property: 2311 Herbert Hamlet Al Parcel ID: W0001036032

Parcel

Street Address: 2311 Herbert Hamlet Al Richmond, VA 23220-
Owner: CARY STUDIOS ASSOCIATES LLC
Mailing Address: 2310 W CARY ST, RICHMOND, VA 2322000000
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 450 - Fan/Near West
Property Class: 406 - B Paved Surface Parking
Zoning District: UB - Urban Business
Exemption Code: -

Current Assessment

Effective Date: 01/01/2024
Land Value: \$19,000
Improvement Value: \$1,000
Total Value: \$20,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 1080
Acreage: 0.025
Property Description 1: 0027.00X0040.00 0000.000
State Plane Coords(?): X= 11781359.7970 Y= 3725479.639633
Latitude: 37.55013906 , **Longitude:** -77.47049186

Description

Land Type: Primary Commercial/Indust Land
Topology:
Front Size: 27
Rear Size: 40
Parcel Square Feet: 1080
Acreage: 0.025
Property Description 1: 0027.00X0040.00 0000.000
Subdivision Name : NONE
State Plane Coords(?): X= 11781359.7970 Y= 3725479.639633
Latitude: 37.55013906 , **Longitude:** -77.47049186

Other

Street improvement:
Sidewalk:

Assessments

Assessment Year	Land Value	Improvement Value	Total Value	Reason
2024	\$19,000	\$1,000	\$20,000	Reassessment
2023	\$17,000	\$1,000	\$18,000	Reassessment
2022	\$17,000	\$1,000	\$18,000	Reassessment
2021	\$19,000	\$2,000	\$21,000	Reassessment
2020	\$19,000	\$2,000	\$21,000	Reassessment
2019	\$16,000	\$2,000	\$18,000	Reassessment
2018	\$14,000	\$2,000	\$16,000	Reassessment
2017	\$14,000	\$2,000	\$16,000	Reassessment
2016	\$11,000	\$1,000	\$12,000	Reassessment
2015	\$11,000	\$1,000	\$12,000	Reassessment
2014	\$11,000	\$1,000	\$12,000	Reassessment
2013	\$11,000	\$1,000	\$12,000	Reassessment
2012	\$11,000	\$1,000	\$12,000	Reassessment
2011	\$19,000	\$1,000	\$20,000	CarryOver
2010	\$19,000	\$1,000	\$20,000	Reassessment
2009	\$19,000	\$1,000	\$20,000	Reassessment
2008	\$19,000	\$1,000	\$20,000	Reassessment
2007	\$19,000	\$0	\$19,000	Reassessment
2006	\$9,500	\$0	\$9,500	Reassessment

Transfers

Transfer Date	Consideration Amount	Grantor Name	Deed Reference	Verified Market Sale Description
07/12/2007	\$800,000	COOPER GERALD L & ANNE E	ID2007-23614	2 - INVALID SALE-Sale Includes Multiple Parcels
01/19/2006	\$0	COOPER GERALD L & ANNE E	ID2006-2014	
01/19/2006	\$0	COOPER GERALD L & ANNE E	ID2006-2013	
01/02/2002	\$0	CANFIELD JEAN COOPER	ID2002-1697	
10/05/2000	\$115,000	COOPER JOHN S & MELVIN B	ID2000-23696	

Planning

Master Plan Future Land Use: COMM-MU
Zoning District: UB - Urban Business
Planning District: Near West
Traffic Zone: 1124
City Neighborhood Code: FAN
City Neighborhood Name: The Fan
Civic Code:
Civic Association Name: Fan Area Business Alliance
Subdivision Name: NONE
City Old and Historic District:
National historic District: Fan Area Extension
Neighborhoods in Bloom:
Redevelopment Conservation Area:

Economic Development

Care Area: -
Enterprise Zone: III

Environment

100 YEAR Flood Plain Flag: Contact the Water Resources Division at 646-7586.
500 YEAR Flood Plain Flag: N
Resource Protection Flag: Contact the Water Resources Division at 646-7586.
Wetland Flag: N

Census

Census Year	Block	Block Group	Tract
2000	3010	0411003	041100
1990	311	0411003	041100

Schools

Elementary School: Fox
Middle School: Binford
High School: Jefferson

Public Safety

Police Precinct: 3
Police Sector: 313
Fire District: 12
Dispatch Zone: 038A

Public Works Schedules

Street Sweep: TBD
Leaf Collection: TBD
Refuse Collection: Wednesday
Bulk Collection: TBD

Government Districts

Council District: 5
Voter Precinct: 504
State House District: 78
State Senate District: 14
Congressional District: 4

Extension 1 Details

Extension Name: C01 - B Paved Surface Parking
Year Built: 2000
Stories: 0
Units: 0
Number Of Rooms: 0
Number Of Bed Rooms: 0
Number Of Full Baths: 0
Number Of Half Baths: 0
Condition: normal for age
Foundation Type:
1st Predominant Exterior:
2nd Predominant Exterior: N/A
Roof Style:
Roof Material:
Interior Wall:
Floor Finish:
Heating Type:
Central Air: N
Basement Garage Car #: 0
Fireplace: N
**Building Description (Out Building and Paving
Yard Items) :**

Extension 1 Dimensions

Finished Living Area: 0 Sqft
Attic: 0 Sqft
Finished Attic: 0 Sqft
Basement: 0 Sqft
Finished Basement: 0 Sqft
Attached Garage: 0 Sqft
Detached Garage: 0 Sqft
Attached Carport: 0 Sqft
Enclosed Porch: 0 Sqft
Open Porch: 0 Sqft
Deck: 0 Sqft

Property Images

Name: W0001036032 Desc: C01



[Click here for Larger Image](#)

Sketch Images

Name: W0001036032 Desc: C01

