



PROPERTY FOR LEASE



Office Building

3412 Chesterfield Avenue, Charleston, WV

Kanawha County

**FOR LEASE
\$5.00/SQ. FT.**

CONTACT PERSON: DARRELL ROLSTON / ERIC ROLSTON

ROLSTON & COMPANY
405 PENNSYLVANIA AVENUE
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DARRELL ROLSTON, BROKER

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- *Office Building with 8,500 Sq. Ft. for Lease.*
- *\$3,542/Month. Utilities Not Included.*
- *13 Outdoor Parking Spaces.*
- *14 Indoor Parking Spaces*
- *Located in Kanawha City.*

Rolston & Company

Real Estate • Appraisals • Sales • Consulting

405 Pennsylvania Avenue, Charleston, WV 25302
Telephone (304) 345-0500 • Fax (304) 345-4665

LISTING DATA

FOR SALE ☐

FOR LEASE ☒

Property Address:

3412 Chesterfield Avenue
Charleston, West Virginia 25304

Property Description:

Masonry Two-Story Building with Lower Level Parking
containing approx. 17,000 Total Sq. Ft.

Owner:

Smith & Smith Inc.

Legal Description:

Deed Book / Page: 2318/40

Tax Data:

County / District: Kanawha / Kan City
Tax Map / Parcel: 23 / 3

2024 Real Estate Taxes:

\$11,894 (Total Property)

2024 Real Estate Assessment:

Land	\$ 32,460.00
<u>Building</u>	<u>337,140.00</u>
Total	\$ 369,600.00

Site Description:

Approximately 15,537 Sq. Ft. On-Site Parking.

Improvement Description:

First Floor Office Space containing 8,500 sq. ft.

Showing Instructions:

See Broker

Agent:

Darrell Rolston/Eric Rolston

Price/Terms:

Lease: \$3,542/Month
\$5.00 per Sq. Ft. Utilities Not Included

