

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

PROFESSIONAL  
REALTY

# 1337 Virginia St E

Charleston, WV 25301

Exclusively Represented By:

**David Mussari**

Broker

513 755 4400

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**Joe Romeo**

Broker

304 922 2353

jsphromeo7@gmail.com

OFFICE SPACE FOR SALE

# 1337 Virginia St E

Charleston, WV 25301

FOR SALE

Executive Summary



## Offering Summary

Price	\$650,000
Price / GSF	\$88.26
GSF	7,365 SF
# of Floors	2
Site Size	0.22 Acres
Year Built	1885

## Property Overview

First floor 2125 and second 2240 fully finished office space. Basement 1700 and third floor 1300 partially finished used currently for storage. Includes off street parking, handicap ramp to first floor as well as a garage and garage apartment. Current Use: First floor leased for \$3000/month, tenant pays all utilities, with lease that expires on October 1, 2026. Second floor leased for \$2000/month, tenant pays all utilities, on a month-to-month lease. Both tenants can vacate with 30-day notice. Garage apartment rented at \$400/month, tenant pays utilities, month-to-month lease but is a long-term tenant. Building: 10 plus offices, two conference rooms, one and ½ bathrooms, two copy rooms, reception area and kitchenette. Furnishings: Some furnishings remain, including two conference tables and numerous desks.

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Berkshire Hathaway HomeServices  
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5700 Gateway Ste. 200  
Mason, OH 45040  
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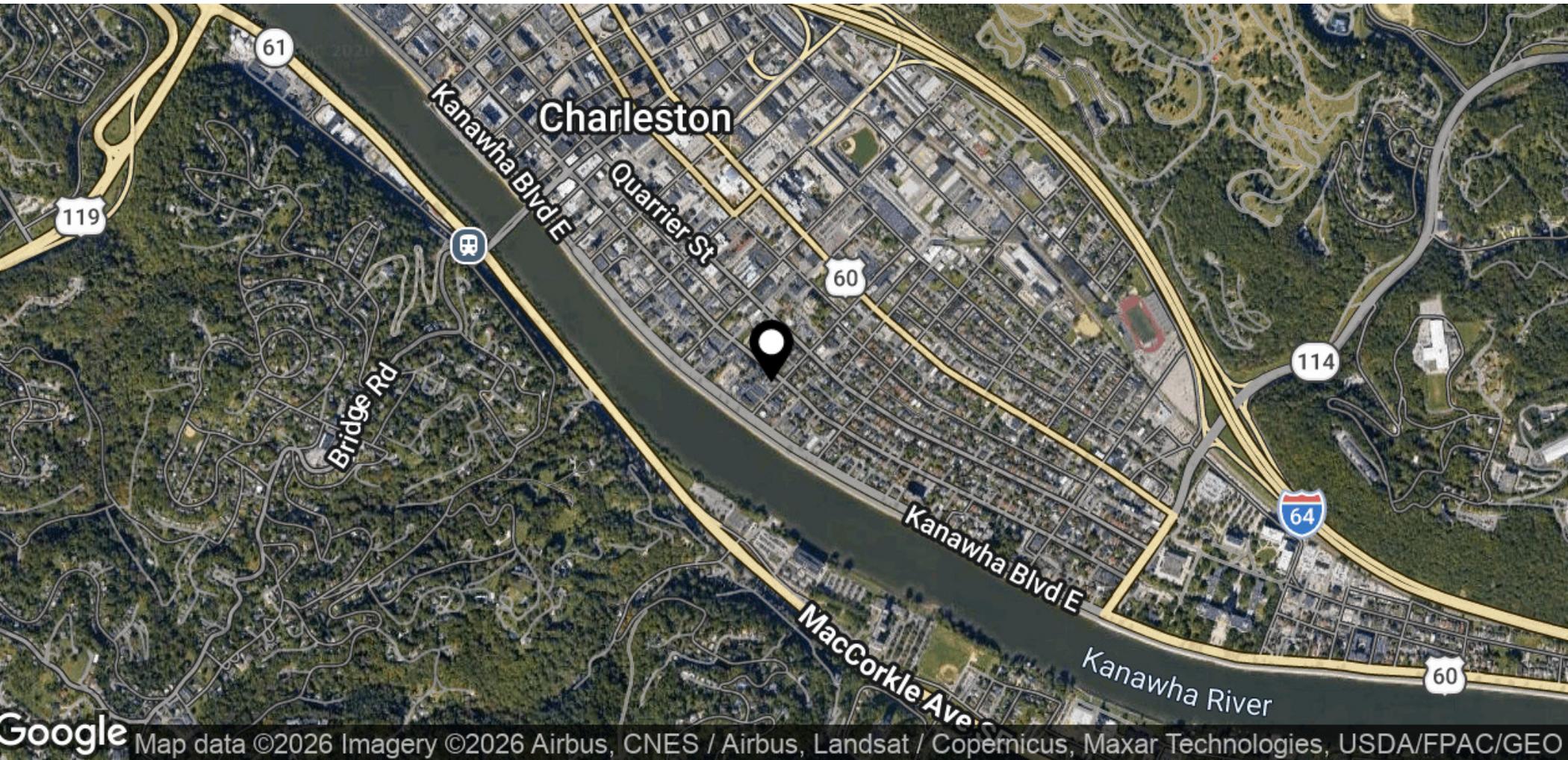
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Location Map



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Additional Photos



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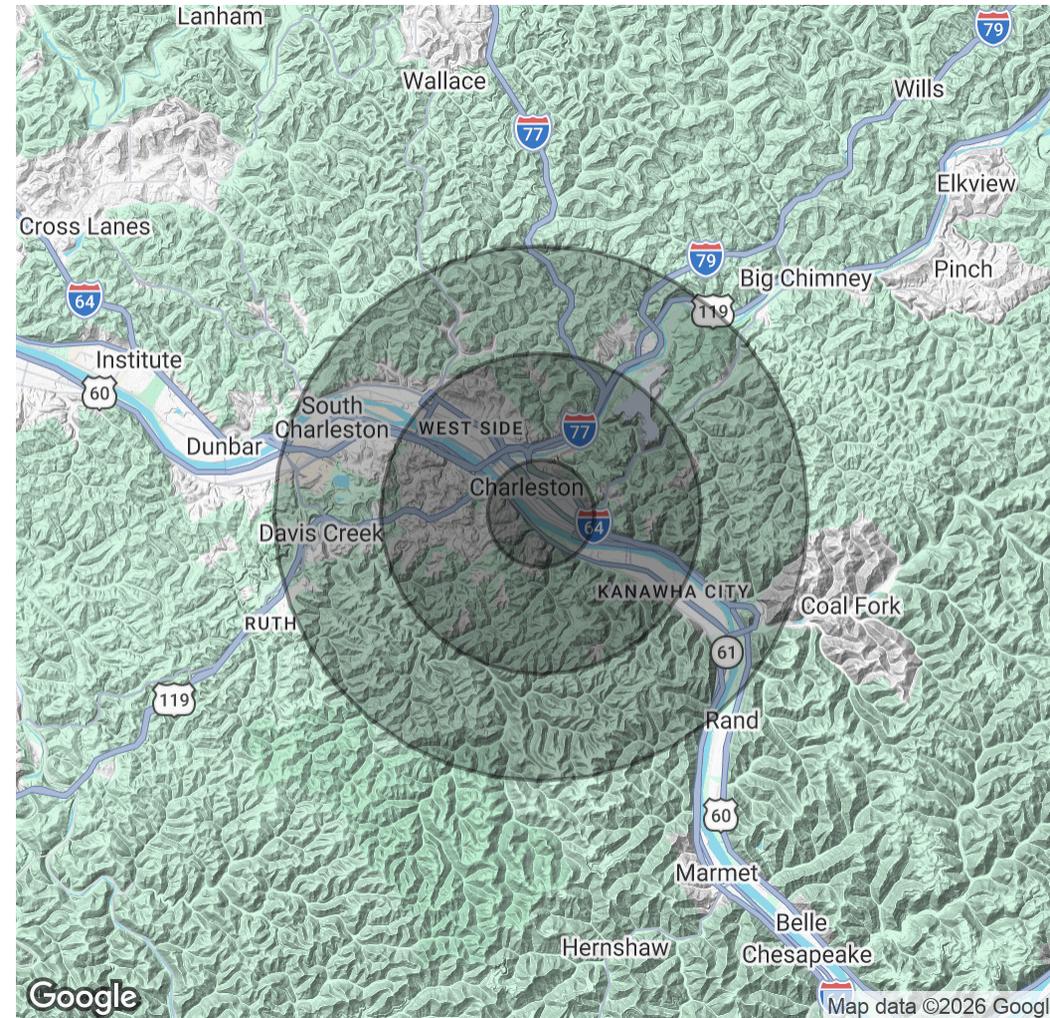
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	7,982	40,060	63,918
Average Age	44	44	44
Average Age (Male)	43	42	43
Average Age (Female)	44	45	45

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,069	18,346	29,176
# of Persons per HH	2	2.2	2.2
Average HH Income	\$81,046	\$96,670	\$93,776
Average House Value	\$247,675	\$254,400	\$233,601

Demographics data derived from AlphaMap



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