



46-54 Main Street, Stanardsville, VA

Unique 4 building Multi-Family property located in the 230 acre town of Stanardsville.

46-54 Main St consists of 9 rental units (8 apartments, one office) spread over 4 contiguous buildings on one parcel of land. Located next to Greene Commons, the home of the Stanardsville Farmers Market and Pavilion/Stage, and William Monroe High School, these buildings are nestled in an area with historic charm, wonderful views and setting, and conveniently located to nearby amenities.

Stanardsville was established in 1794, and is a part of Greene County, which is known as the 'Gateway to the Blue Ridge'. The town of Stanardsville was designated a Historic District in 2004, and is listed on both the federal and state registries of historic places.

Accelerating success.

Asking Price:

\$599,000

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Charlottesville, VA



Property Overview

46-54 Main Street,
Stanardsville, VA

9 rental units

(8 apartments, one office)
spread over 4 contiguous
buildings on one parcel of land

Offering consists of the following:

- Four 2 Br/1 Ba units, three 1 Br/1Ba units, and one efficiency unit. First floor office/retail space fronts Main St.
- Tenants responsible for cooling units (no central air conditioning)
- On-site parking available
- Many long-time tenants in place
- Rent roll, leases and additional information available upon request
- Showings available during week with 48 hours notice
- **For Sale: \$599,000**



46-54 Main Street, Stanardsville, VA



Greene
Great Valu

DOLLAR GENERAL

Lafayette Inn &
Restaurant

Main St

Ford Ave

46-54
Main Street

Maybelle's on Main

Greene County
Library

Nathanael Greene
Elementary School



William Moore
Middle School

William Moore
High School

Monroe Dr

Charlottesville is centrally located in the eastern foothills of the Blue Ridge Mountains in Central Virginia

Charlottesville is strategically located just 40 miles south of the Washington D.C. MSA and under 60 miles west of the of Richmond's West End, and provides direct access to points across the nation through interstate, air and rail service.

Strong & Exciting Business Climate

Virginia is consistently ranked one of the best places to do business by CNBC (#3 2022) and Forbes (#4 2022) due to a range of compelling business incentives, attractive employment demographics, central location, low cost of doing business, robust infrastructure, quality of life features, and future economic development opportunities.

Albemarle County is one of Virginia's most thriving localities, and among the most highly regarded, dynamic and desirable places to work and live in the country. Low student-teacher ratios and high graduation rates demonstrate why the Albemarle County school system is among the top 10% in the state, and those wishing to continue their education and professional development will find numerous workforce development facilities as well as higher education facilities such as the University of Virginia and Piedmont Virginia Community College. Over 50% of the county's residents have a bachelor's degree or higher. There are an estimated 105,000 people living in the county, which is comprised of 726 square miles.

Major Employers in Charlottesville



"#4 Top 50 best cities for entrepreneurs"



"10 hippest Mid-Sized Cities in America"



"Top 10 Best Places to Retire"



"Top five destinations in the country"



"One of the country's favorite mountain towns"



"One of the happiest and healthiest"





EMU
33 miles

JMU
31 miles

16 miles

BURGER KING PEKING CHINA RESTAURANT
FOOD LION CIRO'S

8 miles

FOOD LION SHEETZ

7 miles

Walmart El Jarpeo Starbucks JACK'S SHOP McDonald's
LOWE'S WOLF'S FIXINS BBQ

20 miles

REGAL CINEMAS L.L.Bean lululemon athletica
POTTERY BARN DUCK DONUTS
TRADER JOE'S Lilly Pulitzer
ORVIS mezeh
SEPHORA vineyard vines
[solidcore] BURGER BACH B BURTONS
noodles FAS TRAINING

14 miles

BONEFISH GRILL FIVE GUYS BURGERS and FRIES CHIROPE
Vinnys Harris Teeter PET SMART TARGET

UNIVERSITY OF VIRGINIA
23 miles

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