

# Goldman Associates, Inc.

*Commercial and Industrial Real Estate*

1014 Bridge Road  
Charleston, West Virginia 25314

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## *Listing Agreement*

**Property Address:** 1524 Kanawha Boulevard East, Charleston, West Virginia 25311      **Type Property:** Historic Residence  
Converted to Office

**Tax District:** Charleston East      **Tax Map/Parcel:** 20/272

**Annual Taxes:** \$7,715.48 (2024)      **Deed Book/Page:** 2989/974

**Building Size:** 4,150 Square Feet      **Lot Size:** 12,012 Square Feet

**Site Description:** The property fronts Kanawha Boulevard, between the State Capitol Complex and downtown Charleston. The rear parking lot is asphalt paved and can accommodate 10 - 12 vehicles. The site is zoned R-10, Mixed Use District and is within the East End Historic District.

**Improvement Description:** The building is 2.5-story residential style structure that was originally constructed circa 1920. It has been converted to a professional office use, but still maintains much of the residential layout. A prior owner completed numerous renovations that included installed a new kitchen, rebuilding exterior trim and eaves and modernizing the electrical, HVAC and cosmetics. It is designed with numerous private offices, a full kitchen, two full and one half baths. The building is ready for immediate occupancy.

**Listing Agent:** Todd Goldman      **Sale Price:** \$525,000.00

