



CUSHMAN &  
WAKEFIELD

THALHIMER

# FOR SALE

## The Ivy Cottages

3500 Sunset Lodge Court | Charlottesville, VA

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**2.43 ACRES FOR SALE**



# PROPERTY FEATURES



**2.43 ACRES FOR SALE**



**FEATURES 10 ONE-BED, ONE-BATH  
RESIDENTIAL UNITS AND A 2-STORY MAIN  
HOUSE FOR OFFICE OR EVENT SPACE**



**CONVENIENT ACCESS TO  
CHARLOTTESVILLE, UVA, CROZET, THE  
MONTICELLO WINE TRAIL, AND MORE**



**HISTORIC PROPERTY OFFERS SUNSET LODGE  
DINING ROOM AND HOTEL OPERATED  
THROUGHOUT THE EARLY MID 1900'S**



**PRIME INVESTMENT OPPORTUNITY**



**POSSIBILITY FOR VALUE ADD**



**SCENIC SETTING WITH MOUNTAIN VIEWS**





# PROPERTY PHOTOS





# INTERIOR PHOTOS







**JOHN PRITZLAFF**  
Senior Vice President  
434 234 8416  
john.pritzlaff@thalhimer.com

**JENNY STONER**  
Senior Vice President  
434 234 8417  
jenny.stoner@thalhimer.com

**JOSI WILLIAMS**  
Associate  
434 333 6991  
josi.williams@thalhimer.com

600 E. Water Street, Suite C  
Charlottesville, VA 22902  
thalhimer.com



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