



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**



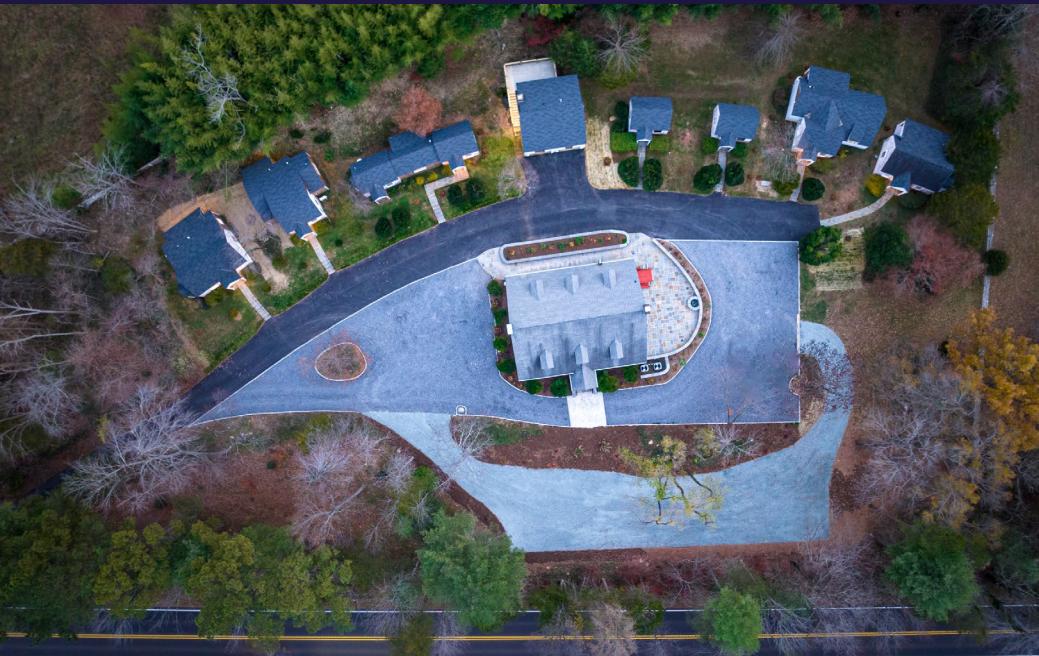
**POSSIBILITY FOR VALUE ADD**



**SCENIC SETTING WITH MOUNTAIN VIEWS**



# PROPERTY PHOTOS



# INTERIOR PHOTOS





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