

Proposed Rendering



FOR SALE | OUTSTANDING DEVELOPMENT OPPORTUNITY IN THE HEART OF BELMONT

834 Monticello Road
Charlottesville, VA 22902

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



CUSHMAN &
WAKEFIELD

THALHIMER

834 Monticello Road

PROPERTY HIGHLIGHTS

Cushman & Wakefield | Thalhimer is pleased to offer the iconic Belmont Market Building for sale. This site offers the opportunity to step into a fully designed adaptive reuse conversion. The property is currently envisioned as an 8-unit boutique hotel featuring a street-front wine bar. Nestled in the heart of Belmont, the project features unparalleled location surrounded by some of Charlottesville's finest restaurants and easily walkable to The Downtown Mall. Investors can capitalize on significant upside potential with by-right expansion under the sites CX-3 zoning.

PROPERTY FEATURES:

-  Unparalleled Downtown Belmont location
-  Iconic historic building on prime corner lot
-  Adaptive Reuse or Redevelopment Opportunity
-  Permitted 8 bed boutique hotel with wine bar ready to commence construction
-  Utilize existing plans or envision alternate uses
-  CX-3 Zoning offers opportunity to add additional density

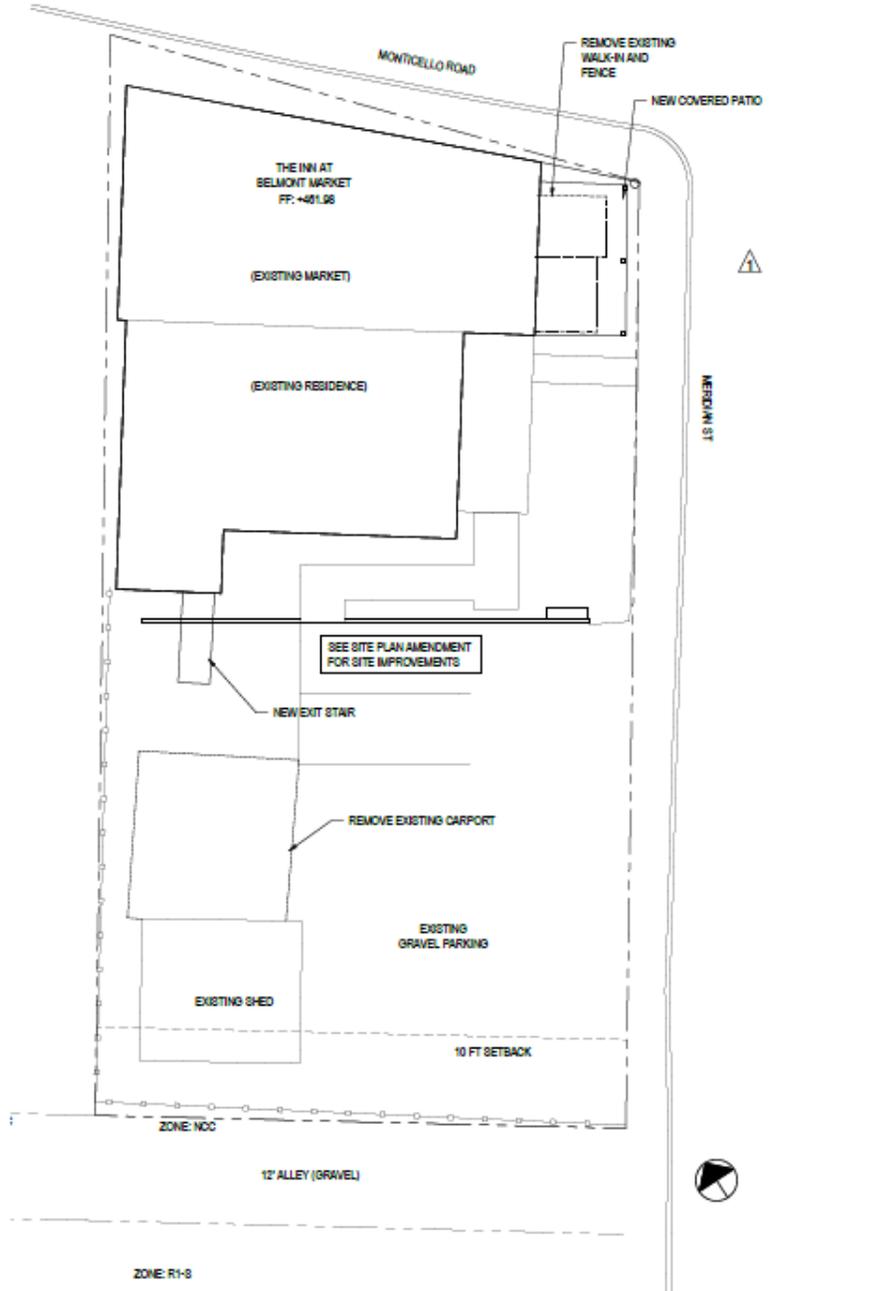
ACRES	0.152
SF	2,950 + 360 Patio/Porch
Year Built	1920
Renovation Commenced:	2025



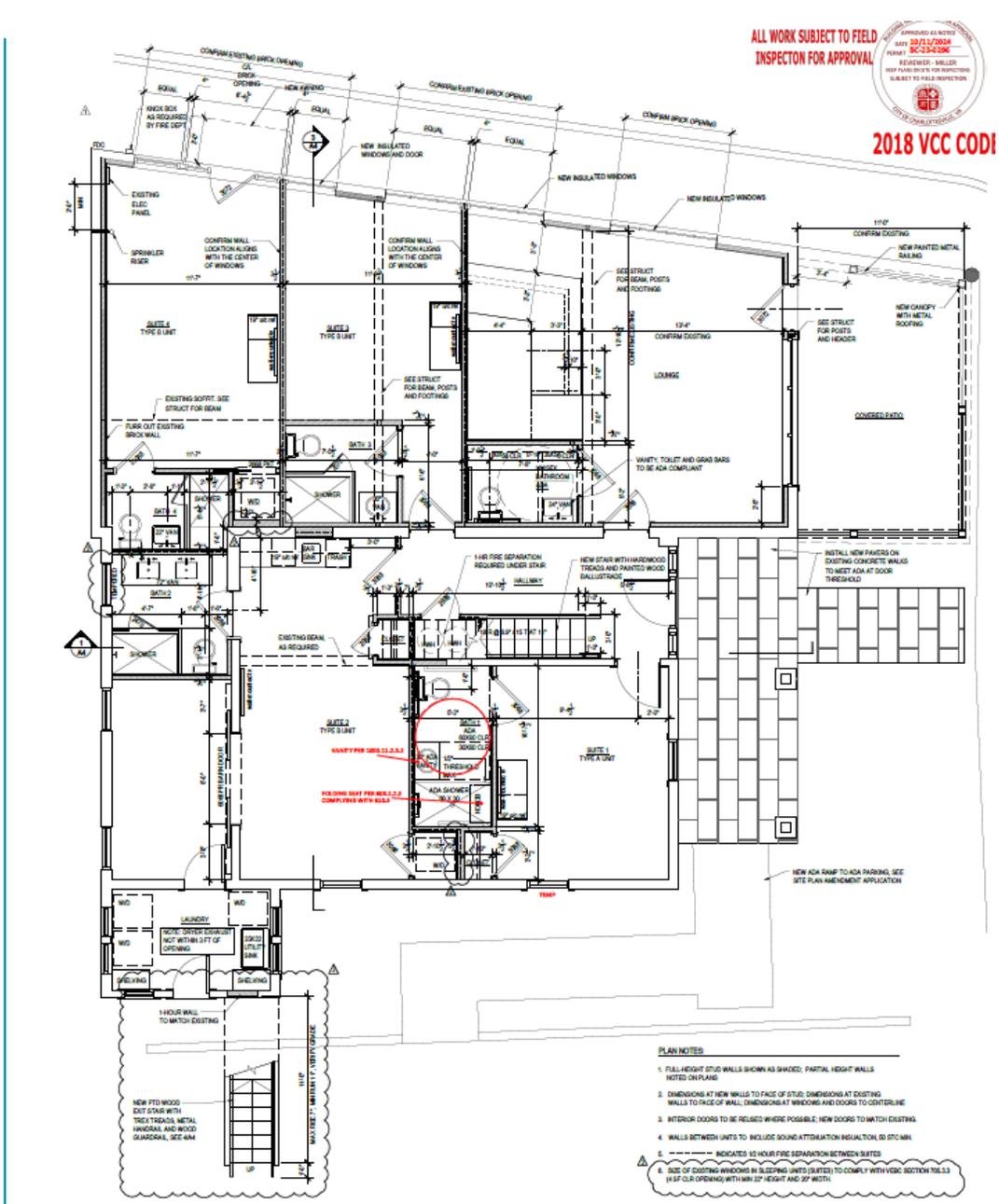
834 Monticello Road

APPROVED PLANS

Overall Site Plan



Proposed First Floor



ALL WORK SUBJECT TO FIELD INSPECTION FOR APPROVAL

APPROVED AS NOTED DATE: 10/11/2024 PERMIT: SC-24-0396 REVIEWED - MILED SEE PLANS OR 916 FOR INSPECTIONS SUBJECT TO FIELD INSPECTION

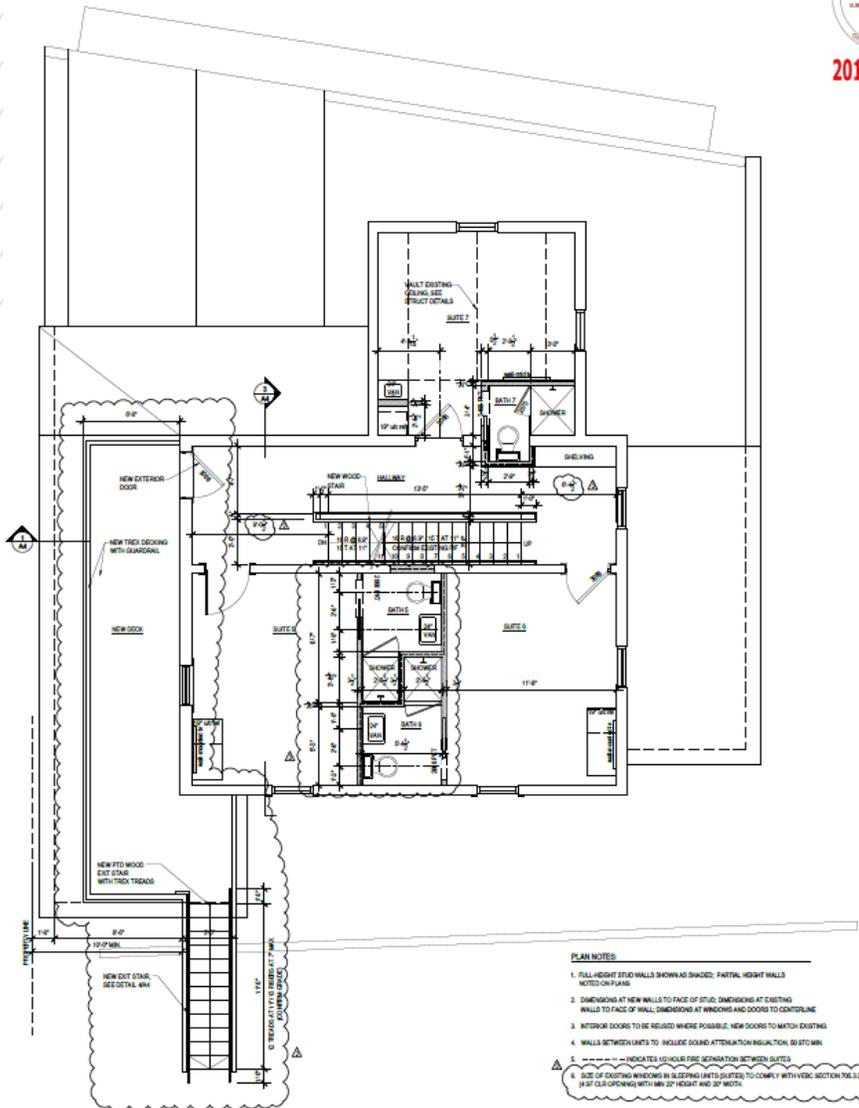
2018 VCC CODE

- PLAN NOTES**
1. FULL-HEIGHT STUD WALLS SHOWN AS SHADED; PARTIAL HEIGHT WALLS NOTED ON PLANS
 2. DIMENSIONS AT NEW WALLS TO FACE OF STUD; DIMENSIONS AT EXISTING WALLS TO FACE OF WALL; DIMENSIONS AT WINDOWS AND DOORS TO CENTERLINE
 3. INTERIOR DOORS TO BE RECESSED WHERE POSSIBLE; NEW DOORS TO MATCH EXISTING
 4. WALLS BETWEEN UNITS TO INCLUDE SOUND ATTENUATION INSULATION @ 57C MIN
 5. DASHED LINE INDICATES 32 HOUR FIRE SEPARATION BETWEEN UNITS
 6. SIZE OF EXISTING WINDOWS IN SLEEPING UNITS (SUTS) TO COMPLY WITH VCC SECTION 706.3.3 (IF CLEAR OPENING) WITH 146\"

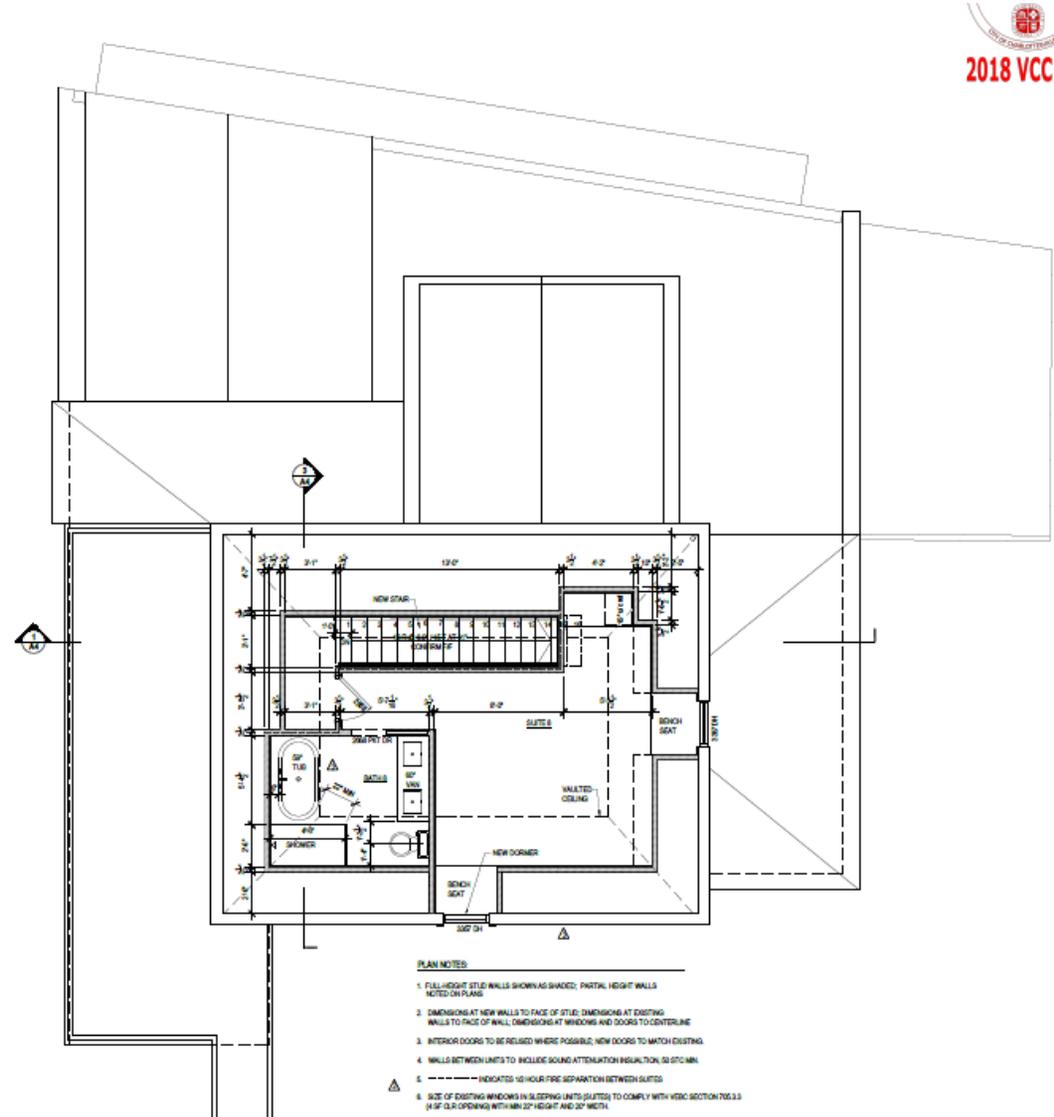
834 Monticello Road

APPROVED PLANS

Proposed Second Floor

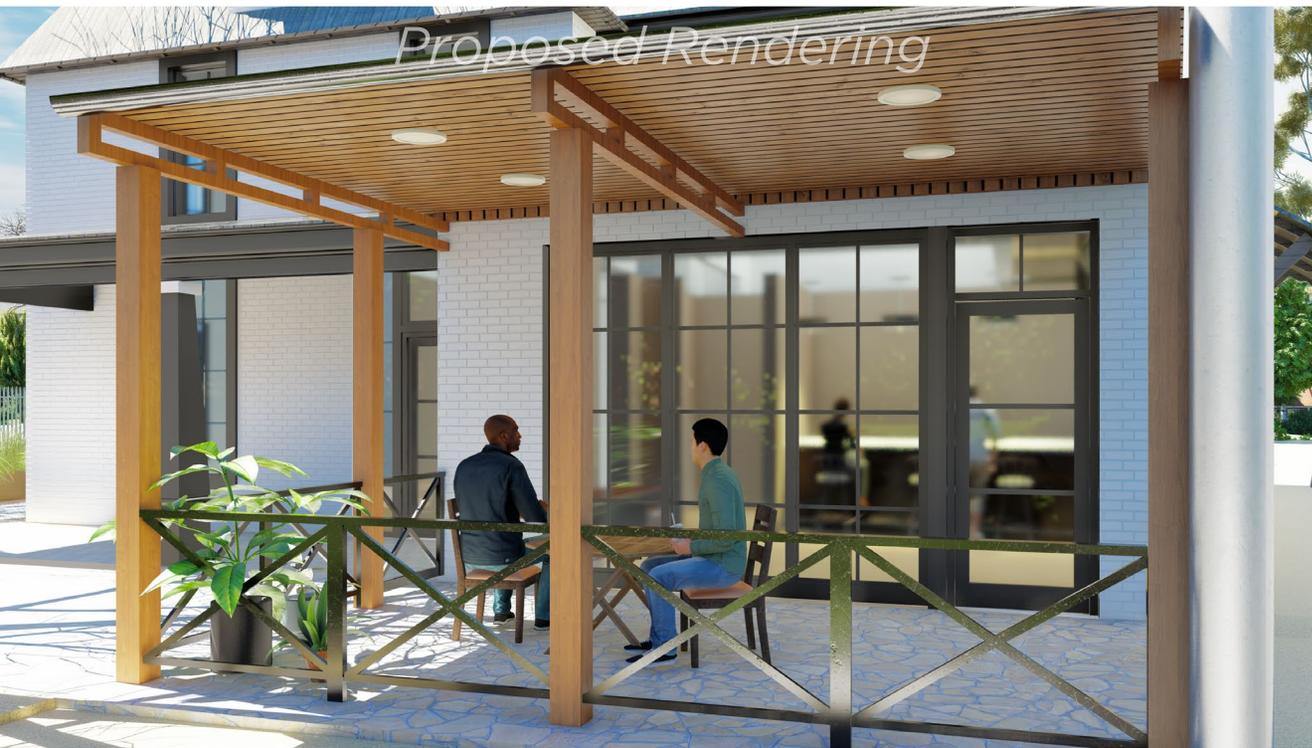


Proposed Third Floor



834 Monticello Road

PROPERTY PHOTOS



Proposed Rendering



FOR MORE INFORMATION, CONTACT:

JENNY STONER

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

JOHN PRITZLAFF

Executive Vice President
434 234 8416
john.pritzlaff@thalhimer.com

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



CUSHMAN &
WAKEFIELD

THALHIMER