

Goldman Associates, Inc.

Commercial and Industrial Real Estate

1014 Bridge Road
Charleston, West Virginia 25314

Telephone (304) 343-5695
FAX (304) 343-5694

Listing Agreement

Property Address: 240 Capitol Street, Charleston, Kanawha County, West Virginia 25301

Type Property: 6-Story, Multi-Tenant Commercial Office Building

Tax District: Charleston East **Tax Map/Parcel:** 8/79

Annual Taxes: \$44,408.40 (2024) **Deed Book/Page:** 3165/325

Building Size: 38,640 ± Square Feet **Lot Size:** 6,000 Square Feet

Site Description: This zero-lot line structure is at the southeast corner of Capitol Street and Lee Way in the heart of downtown within walking distance to numerous restaurants, professional offices and County and Federal Courthouses. The location is in a designated Opportunity Zone and the Downtown Historic District.

**Improvement
Description:**

This is 6-story, multi-tenant commercial office building with full basement constructed circa 1908 with renovations circa 2001 and additional upgrades in 2022 to accommodate a tenant. The University of Charleston operates their Innovation Hub on the first floor with classrooms on the second floor and the upper floors are designed for general office space. The building offers all modern amenities, three elevators and two separate lobbies on a commanding corner location. The building is ready for immediate occupancy.

Listing Agent: Todd Goldman **Sale Price:** \$1,850,000.00

