

414 3RD STREET NE

CHARLOTTESVILLE, VA

Colliers

FOR MORE INFORMATION

Carolyn Shears, CCIM
Senior Vice President
+1 434 284 4011
carolyn.shears@colliers.com

THE OFFERING

Colliers is pleased to present the opportunity to acquire a charming, historic building in downtown Charlottesville. The building is conveniently located in the North Downtown neighborhood, right up the street from the Village School, two blocks to Court Square and three blocks to the Downtown Pedestrian Mall . This freestanding, brick office building (built in 1924) has a dedicated parking lot in rear.



The Rea-Wood Building

ASSET DESCRIPTION:

Property Address	414 3rd Street NE Charlottesville, Virginia
Tax map Parcel ID	330062000
Zoning	CX-3 (Corridor Mixed-Use 3)
Current Use:	Professional Office
Land Area	0.11 Acres
Building Height	2-stories with basement and walk-up attic
Building Size	2,880 SF
Parking	On-site parking and ample street parking

\$775,000
Offering Price



PROPERTY HIGHLIGHTS

- North Downtown location near Court Square and Downtown Mall
- Historic character and charm
- Vacant and available for occupancy
- Turn-key solution for owner-occupants
- Abundant windows provide natural light and fresh air
- Kitchen with dishwasher and refrigerator
- A total of three restrooms, the 2nd floor restroom has a shower
- Fireplace on first floor





LOCATION



DOWNTOWN MALL

NEW GENERAL
DISTRICT COURT

COURT SQUARE

ADJACENT TO COURT SQUARE AND JUST
FOUR BLOCKS TO THE DOWNTOWN MALL

414 3RD ST NE

CHARLOTTESVILLE: BUSINESS FRIENDLY COMMUNITY

- A well educated workforce including access to talent and resources at UVA
- A diverse and stable economy built around the University, medical services, financial services, clean energy, and life sciences
- Proximity to major U.S. markets
- A state-of-the-art telecommunications infrastructure with an extensive fiber optic network and digital switching capability
- Strategic location near Washington D.C. and Richmond
- Well developed transportation network that includes air, rail, and interstate highway options

2025 DEMOGRAPHICS

	1 miles	5 miles	10 miles
Population	16,345	100,154	134,815
Daytime Population	29,788	141,779	170,533
Households	7,861	41,407	54,872
Average Household Income	\$106,448	\$119,884	\$133,659
Detailed demographics available upon request			



STRONG & EXCITING BUSINESS CLIMATE

Virginia is consistently ranked one of the best places to do business by CNBC (#1 2024) and Forbes (#4 2022) due to a range of compelling business incentives, attractive employment demographics, central location, low cost of doing business, robust infrastructure, quality of life features, and future economic development opportunities.

Albemarle County is one of Virginia's most thriving localities, and among the most highly regarded, dynamic and desirable places to work and live in the country. Low student-teacher ratios and high graduation rates demonstrate why the Albemarle County school system is among the top 10% in the state, and those wishing to continue their education and professional development will find numerous workforce development facilities as well as higher education facilities such as the University of Virginia and Piedmont Virginia Community College. Over 50% of the county's residents have a bachelor's degree or higher. There are an estimated 105,000 people living in the county, which is comprised of 726 square miles.

Charlottesville is centrally located in the eastern foothills of the Blue Ridge Mountains in Central Virginia

Charlottesville is strategically located just 40 miles south of the Washington D.C. MSA and under 60 miles west of the of Richmond's West End, and provides direct access to points across the nation through interstate, air and rail service.

"#4 Top 50 best cities for entrepreneurs"



"10 hippest Mid-Sized Cities in America"



"Top 10 Best Places to Retire"



"Top five destinations in the country"



"One of the country's favorite mountain towns"



"One of the happiest and healthiest"



414 3RD STREET NE
CHARLOTTESVILLE, VA

FOR MORE INFORMATION

Carolyn Shears, CCIM
Senior Vice President
+1 434 284 4011
carolyn.shears@colliers.com



Colliers
701 E. Water Street, Suite 301
Charlottesville, VA 22902
P: +1 434 974 7377
colliers.com