

PROPERTY DETAILS

2428 Kanawha Blvd

7,400 SF 100% Leased Office Building Charleston,

WV \$895,000 (\$121/SF)

INVESTMENT HIGHLIGHTS

- Extraordinarily good location on Kanawha Blvd., East
- Building is incredibly well-built and has a long-lasting remaining life
- 21 dedicated parking spaces plus free parking in front and on Washington Street in the rear.
- Very close to the state capitol complex.

EXECUTIVE SUMMARY

This building was built in 1969 by a commercial real estate developer who used it as his home and office for his construction company. It was later sold to a group who had it for offices until its current occupant, the Kanawha Valley Senior Services acquired it as their administrative offices. They are moving into a larger building to consolidate all of the facets of their operation, and will be vacating these premises in about 90 days, when their minor alterations to the new building are finished. This is a marvelous building, well-built, well-maintained, in a great location with a large amount of parking. It could easily house a medium-sized law firm,

accounting office, engineering firm or any other office use. The corridors are wide, the offices are all hard walled, it has a great conference room which can double as a learning center, and it has a terrific kitchen. It has a one-stop elevator in the rear which was added after KVSS acquired the property. It is of commercial grade construction, with concrete and steel and slab on grade. There is no basement. The rough calculations from the assessor are that the building contains 7400 sf, but it has been accurately measured by a CAD artist and his drawings showing 6416 net rentable square feet are included.

This needs to be a cash sale, as KVSS is consolidating funds to go forward with their new location. Since it was built in 1969, this is only the third time that it has been on the real estate market for sale. Everyone who has occupied this building has done well. It shows extremely well, and appointments are easily obtained to view the property.

PROPERTY FACTS

Sale Type: Investment or Owner Use

Property Type: Office

Building Size: 7,400 SF

Building Class: B

Year Built 1969

Price Per Square Foot: \$121

Tenancy: 100%

Building Height

Typical Floor Size

Building FAR

Land Acres

Investment or Owner User

Percent Leased: 100%

Tenancy: Single

Building Height: 2 Stories

Typical Floor Size: 3,700 SF

Building FAR: 0.41

Zoning: Office/Multi-Family

Parking: 21 Spaces (3 Spaces per 1,000 SF Leased)

Opportunity Zone: No