



For Sale | \$780,000

Leigh Hughes

Vice President

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3042 Berkmar Dr., Charlottesville, VA

Office building for sale – 5,320 SF. Plenty of parking, natural light, and centrally located.

- Building consists of 5 units; all units currently occupied
- Village Office Park is a condominium office park just off Rte 29N
- Great investment property, with upside potential
- Rent roll and financial information available upon request
- Current income, with below market Month-to-Month lease in place, reflects a 8.92% Cap Rate on the sales price
- Building listed at \$186,500 below 2025 Real Estate Assessment
- Motivated Sellers looking to close by end of summer 2025
- Priced to Sell at \$780,000.00

Colliers

701 E. Water Street, Suite 301

Charlottesville, VA 22902

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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"



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Demographics



2024
population

9,327

(1 mile)

41,344

(3 miles)

100,107

(5 miles)



2024 Average
Household Income

\$87,293

(1 mile)

\$125,443

(3 miles)

\$122,866

(5 miles)

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