

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

1337 Virginia St E

Charleston, WV 25301

Exclusively Represented By:

Joe Romeo

Sales Associate

304 922 2353

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Megan Callaghan Bailey

Broker of Record

304 549 7138

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OFFICE SPACE FOR SALE

1337 Virginia St E

Charleston, WV 25301

FOR SALE

Executive Summary



Offering Summary

Price	\$549,000
Price / GSF	\$74.54
GSF	7,365 SF
# of Floors	2
Site Size	0.22 Acres
Year Built	1885

Property Overview

Rare opportunity to own a historic (circa 1890) multi-level office building in the desirable East End of Charleston. Property offers approximately 12-14 offices, two large conference rooms, and multiple flexible-use spaces. Each floor is self-contained with its own entrance, restroom, conference area, and kitchen space—ideal for multi-tenant use or owner-occupant with rental income. Detached garage includes a garage apartment currently rented for \$500, providing immediate income. Historic details include solid wood moldings and three decorative original fireplaces. Covered front porch offers additional space for client use or gatherings.

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**Berkshire Hathaway HomeServices
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1337 Virginia Street East
Charleston, WV 25301
304.346.0300
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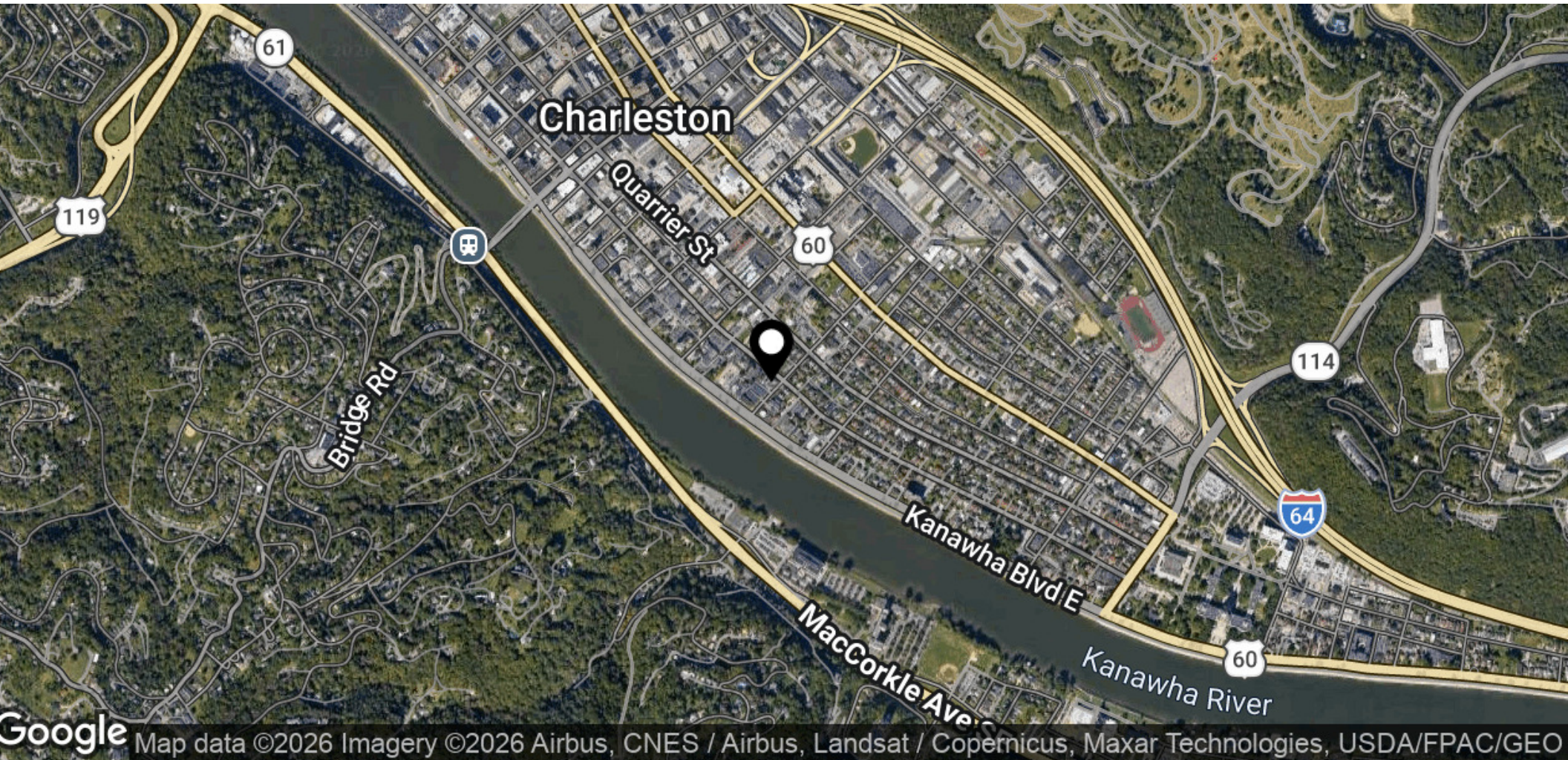
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Location Map



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Additional Photos



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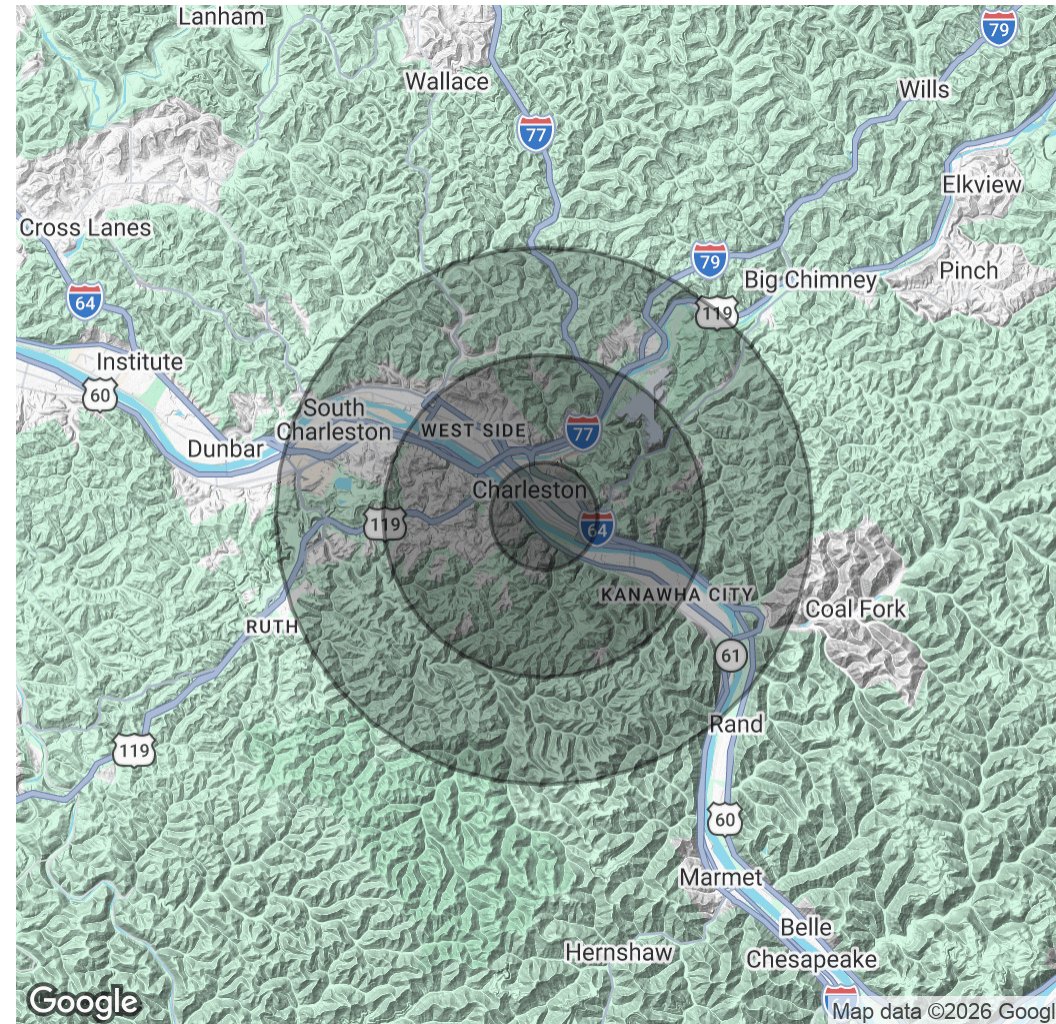
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	7,982	40,060	63,918
Average Age	44	44	44
Average Age (Male)	43	42	43
Average Age (Female)	44	45	45

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,069	18,346	29,176
# of Persons per HH	2	2.2	2.2
Average HH Income	\$81,046	\$96,670	\$93,776
Average House Value	\$247,675	\$254,400	\$233,601

2020 American Community Survey (ACS)



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