

INVESTMENT OPPORTUNITY AT GLENWOOD STATION

AN INCREDIBLE INVESTMENT opportunity has recently surfaced with an office condo for sale at Glenwood Station. The spacious condo, marketed by Mason Graham of Downer & Associates, offers 4,339 square feet with a national tenant in place and a Triple Net lease.

“There is a strong lease in place with an anticipated renewal,” Mason noted. “The property has a 7.5% CAP or better. This is an ideal investment for a 1031 Tax Deferred Exchange.”

Glenwood Station was developed by Sugaray. The original 10-acre parcel was once owned by Charlottesville Oil and was essentially an un-improvable ravine until fill dirt from Fashion Square Mall was pushed on the property and then settled firmly. Coleman-Adams Construction Company out of Forest, VA was the builder on the commercial side of the mixed-use project with Gaffney Homes handling the residential construction. Parham

Construction completed the site work with JD Architectural Studio in charge of design.

Since its inception in 2005, Glenwood Station has been in high demand because of its beauty and prime location.

“Glenwood Station is 10 minutes to Downtown and 10 minutes to the University of Virginia,” Mason pointed out. “It has quick access to both Rt. 29 and I-64 and it’s less than 10 minutes to the airport.”

Mason said that there was no first-generation space remaining at any of the three Glenwood Station Buildings. “All the buildings are completely sold out,” she said.

The condo offered by Downer & Associates is located in the first building on the right heading towards downtown. The third floor property has outstanding views and elevator access.

“It is a beautiful building, with Class A construction in a prestigious location,” Mason said. “You can walk to Fashion Square Mall.

There is ample parking with quick access off Rio Road for the convenience of employees and clients.”

The building is in excellent condition, completed in 2005 with solid steel and concrete construction and a brick and synthetic stucco efface.

The office condo is offered at \$1,050,000.

Located in downtown Charlottesville, Downer & Associates specialize in sales, leasing, and management of commercial and investment properties in the Central Virginia area. Delivering the highest level of customer service in every transaction is the goal at Downer through their commitment to provide timely solutions to the real estate needs of clients while maintaining the most professional and ethical standards.

For more information of the Glenwood Station office condominium, call Mason Graham with Downer & Associates at 434-296-0545 or go to www.downerandassociates.com.



Beauty and convenience at Glenwood Station on Rio Road.