Goldman Associates, Inc.

Commercial and Industrial Real Estate

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Listing Agreement

Property Address:	8 Capitol Street & 800 Kanawha Boulevard East, Charleston, West Virginia 25301		
Type Property:	8-Story, Multi-Tenant Commercial Office Building with Mezzanine		
Tax District:	Charleston East	**Tax Map/Parcel:**	7/60
Annual Taxes:	$10,125.76 (2022)	**Deed Book/Page:**	2808/307
Building Size:	17,500 Square Feet Above Grade 2,950 Square Foot Basement	**Lot Size:**	2,127 Square Feet
Site Description:	Prominent corner location in the heat of downtown Charleston. The property is zoned CBD, Central Business District. It has excellent visibility with several private and public parking options in the immediate area.		
Improvement Description:	The improvement consists of an 8-story, multi-tenant commercial office building with multiple tenants and a full basement. It was constructed circa 1910 and renovated circa 2012 with major renovations to mechanical and cosmetic components to each floor. There is a retail first floor suite connected to a mezzanine and the other floors have identical footprints and used as office space. It is equipped with a wet sprinkler system, fire alarm system, security door and indoor fire escape. There is an 8-stop elevator that was rebuilt during the 2012 renovation and has security features that allow each floor to limit access.		
Listing Agent:	Todd Goldman	**Sale Price:**	$1,350,000.00