

**FOR SALE**  
300 Carlton Rd.  
Charlottesville, VA



Commercial & Residential Real Estate  
Business Brokers & Consultants



**Currently a  
Boarding House**

**Potential Uses-  
Office Space  
Assisted Living Facility  
Group Home**

**Partial owner financing  
with approved contract**

**Investment Opportunity!**

**Yearly rental income \$72,000+ • Net Operating income  
over \$50k / year • CAP Rate over 9%**

- Approved for 20-bed Group Residence or Assisted Living Facility
- Easy access to health services
- 2 Fully functional kitchens
- Living room / Common Area on both floors
- All new vinyl-clad replacement windows
- Coin-operated laundry machines
- Handicapped accessible
- 4+ parking space, and off-street parking
- Located seconds from Downtown, UVA and I-64!

**4,200 sf / 0.15 acres  
Zoned B-2**

**Offered at \$599,500  
MLS #439147**

**Stu Rifkin, Listing Agreement**

**434.972.9515**

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