

# AUCTION

Thursday, Aug.13 2020 at 12:30 PM

Online  
Bidding  
Available

## 20,202 Sq.Ft. Office on 6 Acres

### 3926 SEMINOLE TRAIL, CHARLOTTESVILLE, VA



Foyer



Layout Available Online



Spacious Parking Lot

- 20,202 sq.ft. class A multipurpose building
- 6.34 acre campus on US-29 just north of Charlottesville
- Previous home of American National University's Charlottesville campus
- Current arrangement offers 14 classrooms, 4 offices, cubicle room, conference room, library, lounge
- Located next to the University of Virginia Research Park and near the Charlottesville Albemarle Airport

#### DETAILS

- Property Type: Commercial Office, 2-story
- Albemarle County Parcel ID 03200-00-00-022L1
- Construction: steel frame, brick veneer, membrane roof
- Year Built: 2012
- Zoning: Light Industry
- Acreage: 6.34 acres
- Traffic Count: 38,000 VPD
- Utilities: Public water, sewer, and electric
- Power: 600 amp 3 phase
- Fire Suppression: Yes
- Security System: Yes
- Irrigation System: Yes
- Elevator: ADA accessible, 2500 lb, 15 person
- Parking: 162 spaces with room for expansion
- Tax assessed at \$5,541,700
- Previously listed for \$5,500,000

Details and photos on [www.trfauctions.com](http://www.trfauctions.com)

#### AGENT ON SITE

- Wed, Jul.22 from 12-2PM • Tue, Jul.28 from 12-2PM
- Wed, Aug.5 from 4-6PM • Tue, Aug.11 from 12-2PM
- 11:30AM day of sale • or by appointment
- Agents call for showing instructions

**REAL ESTATE AGENTS:** 2% Commission Available  
Call or visit our website for form.

#### DIRECTIONS

From Charlottesville, take US-29N 9mi to u-turn at UVA Research Park / Lewis & Clark Dr to building on right.

#### TERMS

10% deposit day of sale. Balance on or about 30 days. 5% buyer's premium. Full terms online.



**TRFAUCTIONS**  
Torrence, Read, & Forehand

VAAF501

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[WWW.TRFAUCTIONS.COM](http://WWW.TRFAUCTIONS.COM)

Sale Site Phones for Auction Day  
434.660.5159 | 434.610.3182 | 434.610.2597

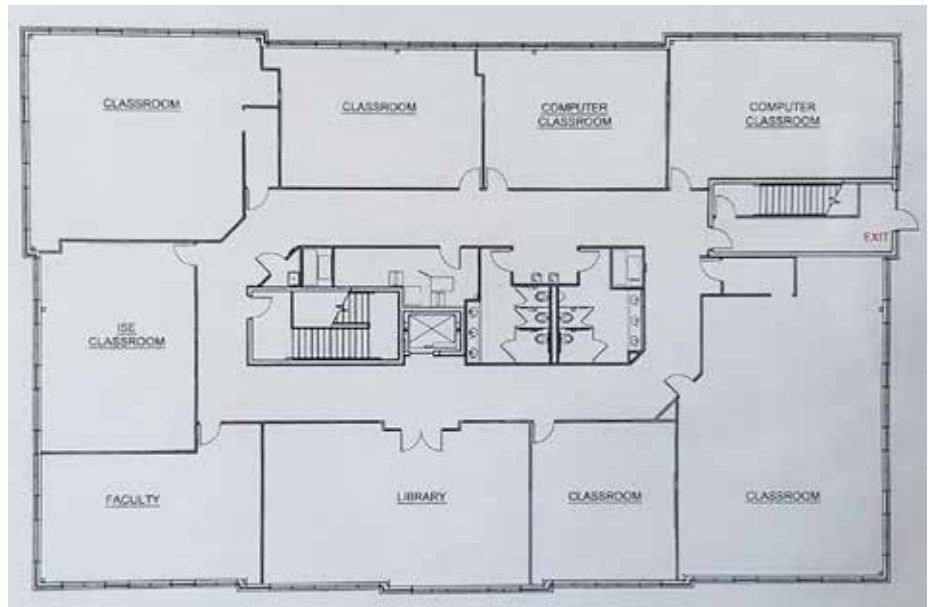
For more information, call  
**(434) 847-7741**



Aerial



1st Floor



2nd Floor

