

\$697,500 - 716 S 1st St, CHARLOTTESVILLE

MLS® #666419

\$697,500

4 Bedroom, 2.50 Bathroom, 1,848 sqft

Residential on 0.18 Acres

NONE AVAILABLE, CHARLOTTESVILLE, VA

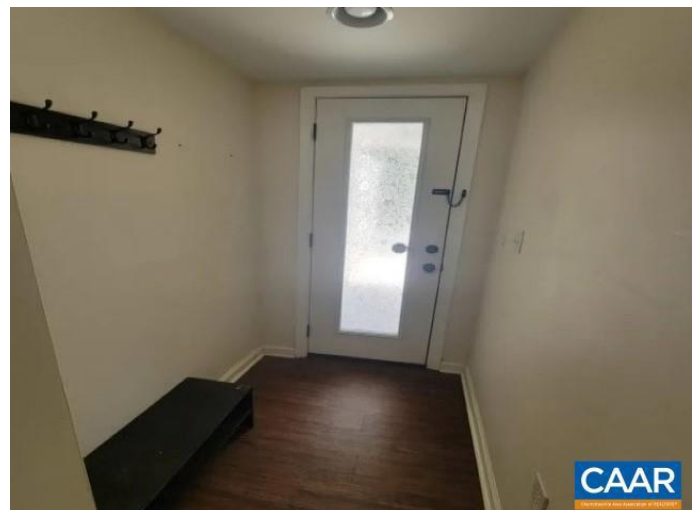
Don't miss this exceptional investment opportunity just 3 blocks from the vibrant Charlottesville Downtown Mall. This over/under duplex was extensively renovated in 2019 and offers modern amenities, reliable rental income, and development potential.

Property Features: New HVAC, electrical, plumbing, bathrooms, kitchen appliances, cabinets (Unit A), lighting, flooring, windows, doors, Trex decking, roof, and stackable washer/dryer units. Unit A: 1,028 sq ft, 2BR, 1.5 BA, and access to a 325 sq ft unfinished basement. Unit B: 812 sq ft with 2 BR, 1 full BA. Both units feature private front and rear decks, in-unit laundry, and updated finishes throughout. Parking: Off-street parking in the rear for up to 4 vehicles, plus ample on-street parking. Location: Walkable to restaurants, shops, and public transportation. Adjacent to the expansive IX property. Income Potential: Unit A: Currently rented at \$1,975/month. Unit B: Currently rented at \$1,980/month.

Development Opportunity: Located next to a vacant lot and benefiting from newly approved NX-8 zoning, this property holds significant potential for or future development or expansion, especially given its proximity to the growing IX Art Park district. Formica Counter, Wood Cabinets

Built in 1925

Essential Information



MLS® #	666419
Price	\$697,500
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,848
Acres	0.18
Year Built	1925
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active

Community Information

Address	716 S 1st St
Subdivision	NONE AVAILABLE
City	CHARLOTTESVILLE
County	CHARLOTTESVILLE CITY-VA
State	VA
Zip Code	22902

Amenities

Amenities	Washer/Dryer Hookup
Utilities	Electric Available
View	Other

Interior

Appliances	Washer/Dryer Stacked
Heating	Heat Pump(s)
Cooling	Heat Pump(s)
Has Basement	Yes
Basement	Unfinished, Partial, Sump Pump
# of Stories	2
Stories	2 Story

Exterior

Exterior	Stucco
Exterior Features	Other

Lot Description	Open
Windows	Vinyl Clad
Roof	Composite
Foundation	Block

School Information

District	CHARLOTTESVILLE CITY PUBLIC SCHOOLS
Middle	WALKER & BUFORD
High	CHARLOTTESVILLE

Additional Information

Date Listed	July 2nd, 2025
Days on Market	106

Listing Details

Listing Office	ASSIST2SELL - FIRST RATE REALTY, INC.
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Listing information last updated on October 25th, 2025 at 5:15pm EDT