



TOLBERT PROPERTY ADVISORS

Investment Sales - Development - Consulting

FOR SALE



Property Description:

- Located at Vardry, Field, and Augusta St
- +/- 0.75 AC
- Zoning: C-4 (no density restrictions or setbacks)
- Level Topography

Property Features:

- Gateway to The Historic West End District
- **Access on both Vardry and Field Street**
- Prime Location Next to Fluor Field
- Parcel is approximately 85' x 385'

Demographics (2016):

	1 - MILE	3 - MILE	5 - MILE
POPULATION	7,980	77,183	154,503
AVG. HH INCOME	\$68,341	\$59,032	\$56,957
HOUSEHOLDS	3,788	31,528	63,454

Asking Price: \$1,850,000 (\$56.63/SF)



Contact: Willz Tolbert, Principal

864.238.6709

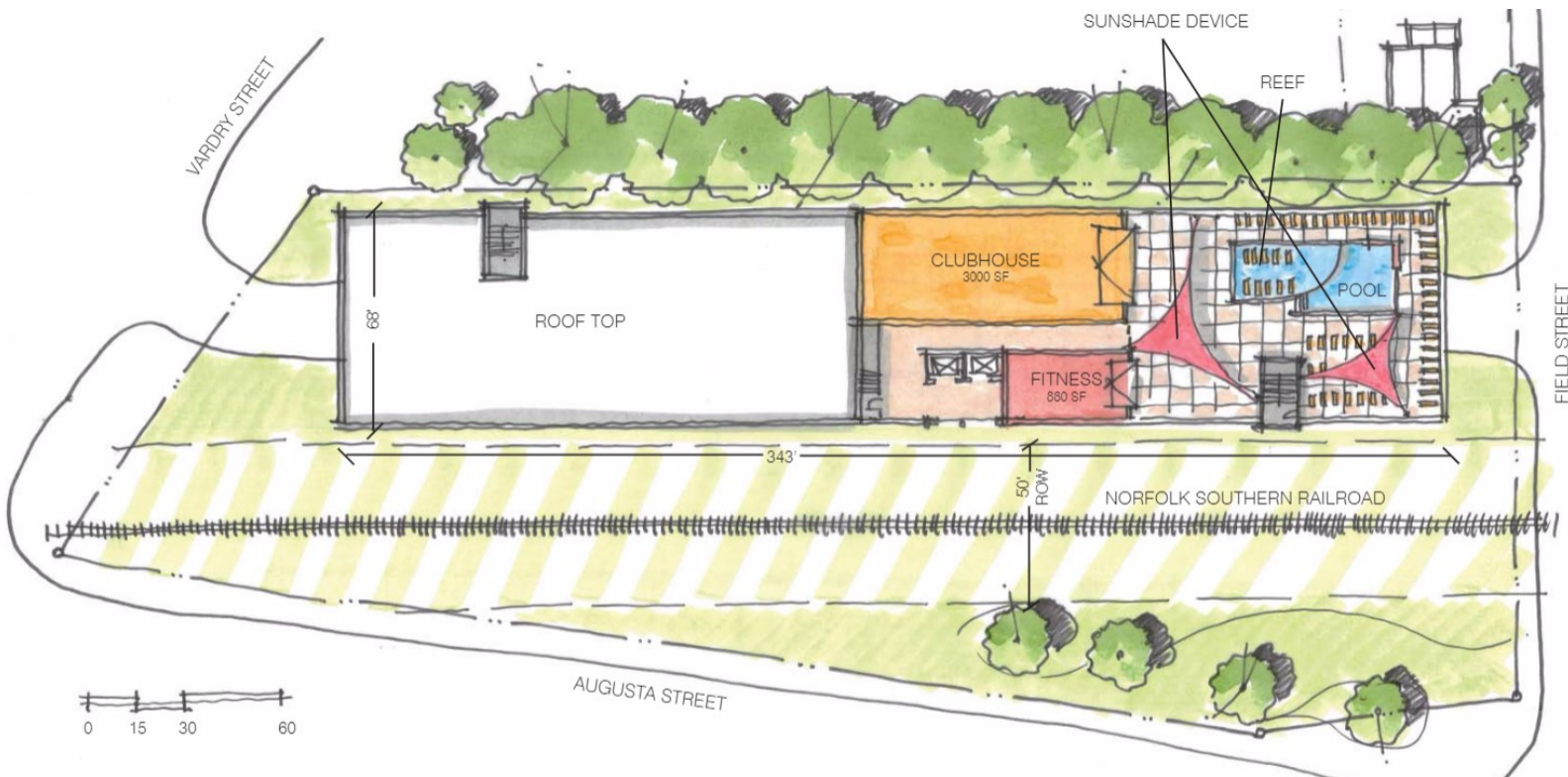
Willz@TolbertPropertyAdvisors.com

www.TolbertPropertyAdvisors.com

CONDOMINIUM CONCEPT.

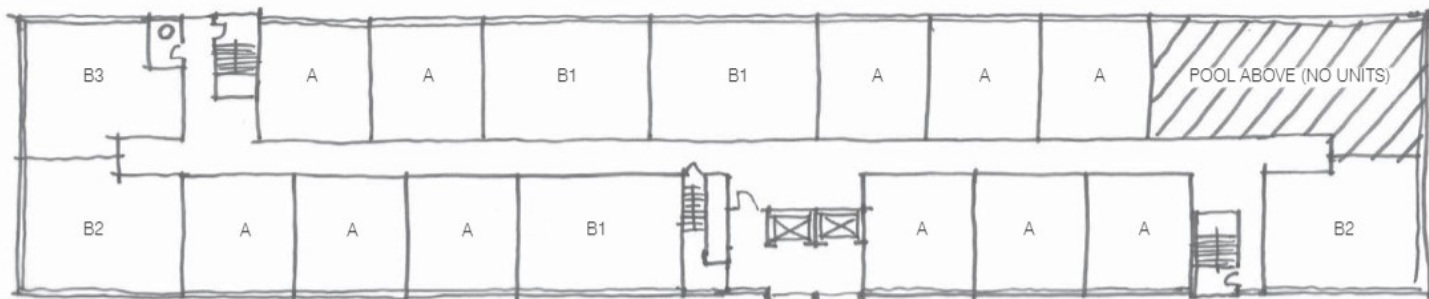


VARDRY CONDOMINIUMS
CONCEPTUAL ELEVATION | AUGUSTA ST.

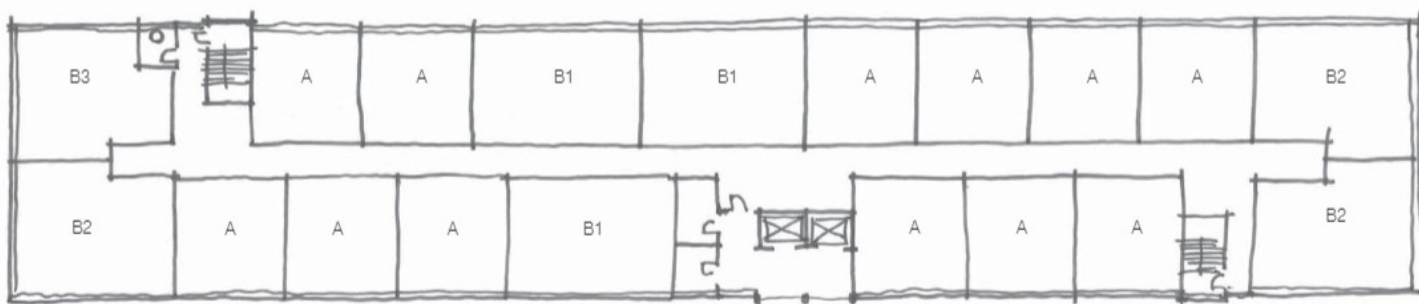




CONDOMINIUM CONCEPT.



LEVEL 4 | 17 UNITS/ FLOOR



LEVEL 1-3 | 19 UNITS/ FLOOR (57 UNITS)

A= 840 sf
B1= 1200 sf
B2= 1300 sf
B3= 1250 sf

47 1 BEDROOM = 63%
27 2 BEDROOM = 37%

VARDRY CONDOMINIUMS
CONCEPTUAL FLOOR PLAN | 74 UNITS TOTAL