

PROPERTY FOR SALE



- 6,400 Sq. Ft. of Medical Office Space.
- Two-Story Masonry Building
- Previously Used as a Medical Office.
- Zoned C-1.
- 15+ Off-street Parking Spaces.

MEDICAL OFFICE BUILDING

450 2nd Street
St. Albans, WV

\$600,000

Contact: Darrell Rolston / Eric Rolston

Rolston & Company

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LISTING DATA

SALE ☒

LEASE ☐

<i>Property Address:</i>	450 2 nd Street St. Albans, WV 25177						
<i>Property Description:</i>	Two-Story Medical Office Building.						
<i>Owner:</i>	RAP Holdings LLC						
<i>Legal Description:</i>	Deed Book/Page: 3081/854						
<i>Tax Data:</i>	County/District: Kanawha / St Albans Tax Map/Parcel: 2 / 141						
<i>2026 Real Estate Assessment:</i>	<table><tr><td>Land</td><td>\$ 12,720</td></tr><tr><td>Building</td><td><u>\$151,100</u></td></tr><tr><td>Total</td><td>\$163,820</td></tr></table>	Land	\$ 12,720	Building	<u>\$151,100</u>	Total	\$163,820
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Building	<u>\$151,100</u>						
Total	\$163,820						
<i>2026 Real Estate Taxes:</i>	\$5,356.26						
<i>Improvement Description:</i>	Two-Story Medical Office Building containing 6,400 sq. ft.						
<i>Zoning:</i>	C-1 Neighborhood Commercial District						
<i>Lot Description:</i>	7,000 Sq. Ft. Lot. Off-street Parking.						
<i>Showing Instructions:</i>	See Broker						
<i>Agent:</i>	Darrell Rolston/Eric Rolston						
<i>Price:</i>	For Sale: \$600,000 Lease: Negotiable Triple Net Lease						