

Goldman Associates, Inc.

Commercial and Industrial Real Estate

1014 Bridge Road - P. O. Box 271
Charleston, West Virginia 25321

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Listing Agreement

Property Address:	1605 4 th Avenue Charleston, West Virginia 25387	Type Property:	Two-Story Warehouse Structure
Tax District:	Charleston West	Tax Map/Parcel:	20/24, 25 & 26
Annual Taxes:	\$5,734.50 (2025)	Deed Book/Page:	2592/395
Building Size:	12,690 Square Feet	Lot Size:	12,000 Square Feet
Site Description:	The site is located on 4 th Avenue near Patrick Street and the KRT facility. It is a level site with access from 4 th Avenue and Cannon Way and includes a fenced storage yard and dock access on 4 th Avenue. The property is zoned C-10, General Commercial District.		
Improvement Description:	The building is a two-story masonry and steel frame structure constructed circa 1966. It is designed and used for warehousing purposes with open interior. There are two small offices and two restrooms. The front access has a deep well dock and there is a drive-thru door at the rear. The owners will include some metal racking and conveyor belts used to transfer material from the first floor to the second floor.		
Listing Agent:	Todd Goldman	Sale Price:	\$235,000.00

