

# AVAILABLE COMMERCIAL BUILDING

RANDOLPH CENTER

1200 HARRISON AVENUE ELKINS, RANDOLPH COUNTY, WV 26241



**RANDOLPH  
COUNTY**  
WEST VIRGINIA

**DEVELOPMENT  
AUTHORITY**  
PLAN • INVEST • PROSPER

## Description

Building serves multiple tenancy with ample paved and lite parking. Tenants could be moved inside the building or requested to vacate. One USDA lease and others have outside entry on first floor and do not have to use main building common space. Additional space on five lots could be purchased across the street as well as the entire block on which the facility is located could be purchased from others for a secure site. The integrity of the quality built hospital facility has been kept to make conversion to a residential or treatment facility with large kitchen, cooler and laundry easy and readily available. Building has been approved for GSA rental. Located in an Opportunity Zone.

## Sale / Lease

**For Lease:** Yes  
**For Sale:** Yes  
**Sale Price:** \$ 4,900,000.00  
**Negotiable:**

## Air Transportation

**Domestic:** North Central WV Airport  
**To Domestic (miles):** 59 Mile(s)  
**Airport #3:** Randolph County Airport  
**To Airport #3 (miles):** 6.00 Mile(s)

## Broker Contact

**Name:** Julia Elbon  
**Office:** 304-636-1022  
**Email:** julia@elbon.us

## Property / Building Details

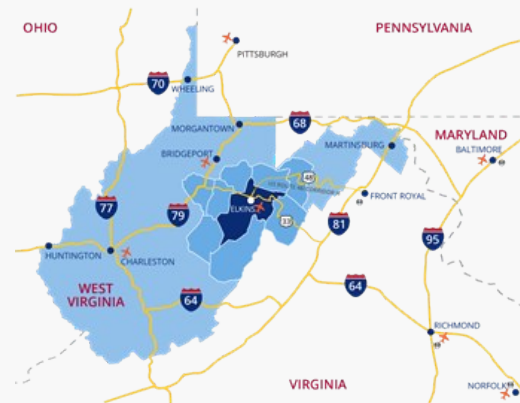
**Latitude:** 38.931665  
**Longitude:** -79.862548  
**Total Surface SqFt:** 102,000 sq. ft.  
**Available Office Space (sqft):**  
**Year Built:** 1965  
**Floors:** 5  
**Floor Type:**  
**Ceiling Height Max:**  
**Construction Type:** Metal or Steel  
**Prior Use:** Hotel/Multi-tenant Office Building

## Utilities

**Water Provider:** City of Elkins  
**Sewer Provider:** City of Elkins  
**Electric Provider:** First Energy - Mon Power  
**Natural Gas Provider:** Mountaineer Gas Company  
**Telecommunications Provider:** Frontier Communications

## Interstate / Highway

**Interstate:** I-79  
**To Interstate (miles):** 38.00 Mile(s)  
**Highway:** U.S. Route 33/48 (Corridor H)  
**To Highway (miles):** 2.50 Mile(s)



**For more information, please contact:**

**Randolph County  
Development Authority  
10 Eleventh Street  
Elkins, WV 26241**

**Robbie Morris  
Executive Director  
P: 304-637-0803  
C: 304-614-3268  
E: robbie@randolphwv.com**

# AVAILABLE COMMERCIAL BUILDING

RANDOLPH CENTER

1200 HARRISON AVENUE ELKINS, RANDOLPH COUNTY, WV 26241

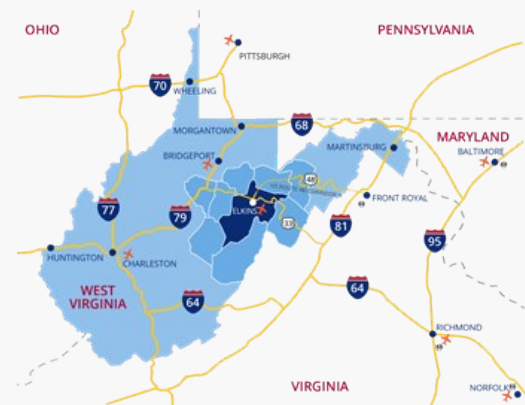
## Why Randolph County, WV

**Population:** 31,526 (ESRI)  
**Median Age:** 46 (ESRI)  
**Average Household Income:** \$57,937 (ESRI)  
**Total Daytime Population:** 30,918 (ESRI)  
**Population with High School or Higher Education:** 86.1% (ESRI)



**RANDOLPH  
COUNTY**  
WEST VIRGINIA

**DEVELOPMENT  
AUTHORITY**  
PLAN • INVEST • PROSPER



**For more information, please contact:**

**Randolph County  
Development Authority  
10 Eleventh Street  
Elkins, WV 26241**

**Robbie Morris  
Executive Director  
P: 304-637-0803  
C: 304-614-3268  
E: [robbie@randolphwv.com](mailto:robbie@randolphwv.com)**