

**FOR SALE**  
RETAIL / INDUSTRIAL / LAND  
MARKETING FLYER



**132 SOUTH HIGH STREET**  
**MORGANTOWN, WV 26501**





**WATERFRONT HOTEL MARRIOTT**  
2 WATERFRONT PLACE

**132 SOUTH HIGH STREET**  
YOUR NEW LOCATION

**RAIL TRAIL**  
SCENIC WALKING TRAIL

**DOWNTOWN WVU**  
HIGH STREET

**WEST VIRGINIA UNIVERSITY**  
MAIN CAMPUS



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304.413.4350

BlackDiamondRealty.net

Jeff Stenger, Sr. Associate / Salesperson  
jstenger@blackdiamondrealty.net

M. 301.237.0175



## RETAIL / INDUSTRIAL / LAND FOR SALE

## 132 SOUTH HIGH STREET MORGANTOWN, WV 26501

SALE PRICE / \$685,000

GROSS BUILDING SIZE / 5,883 SQ FT

LOT SIZE / 0.67 ACRE

TOTAL NUMBER OF CAR WASH STALLS / 10

TOTAL NUMBER OF VACUUMS / 10

PROPERTY TYPE / CAR WASH, RETAIL, LAND,  
INDUSTRIAL

PROPERTY HIGHLIGHTS / WALKING DISTANCE  
TO DOWNTOWN, EASY ACCESS, TOUCH-FREE  
AUTOMATIC AND SELF-SERVICE CAR WASH  
BAYS, VACUUMS, HIGH VISIBILITY

Located along South High Street in the Downtown area of Morgantown, this property was previously used as a car wash and offers one "L" shaped structure totaling 5,883 (+/-) square feet on a 0.67 acre lot. Situated with frontage along South High Street, this property is highly visible to traffic traveling in both directions. All wash and vacuum bays are easily accessible for vehicles of all sizes. **This property could be purchased and used as-is or the property could be redeveloped to support a different use.** Take advantage of this prime location to Downtown Morgantown and WVU!

The property is located inside the city limits of Morgantown and is within walking distance to many amenities including the West Virginia University main campus. The property is positioned roughly 2.5 miles from I-79, Exit 152, 3.5 miles from I-68, Exit 1, and 5 miles from I-68, Exit 7. Along Beechurst Avenue, there is a daily traffic count of 20,246 vehicles per day (WVDOH, 2015).

**FOR SALE**

**RETAIL / INDUSTRIAL / LAND - LOCATED STEPS FROM DOWNTOWN MORGANTOWN**  
**132 SOUTH HIGH STREET · MORGANTOWN, WV 26505 · 5,883 SQ FT · 0.67 ACRE**

# PROPERTY SPECIFICATIONS

## BUILDING SPECIFICATIONS

This "L" shaped building is comprised of 5,883 (+/-) total square feet. 706 (+/-) and 605 (+/-) square feet consist of the office and equipment room area, 1,380 (+/-) square feet is utilized by the automatic wash bay areas, and the remaining 3,192 (+/-) square feet is utilized by the self-service wash bay areas. The property offers a total of eight (8) self-service car wash bays, two (2) touch-free automatic car wash bays and ten (10) vacuums (two vacuums per bay). Each self-service car wash/vacuum station is coin operated. The touch-free automatic car wash accepts cash, coins or credit cards.

The buildings is cinder block construction with a shingled roof over the car washes and ceramic tile roofing over the office area. Each car wash bay offers 7' 5" clearance and can support one vehicle at a time. A coin machine is available on site for customers with cash.

## LEGAL DESCRIPTION / ZONING

Located inside of City Limits, this property is situated within the First Ward District of Monongalia County. The property consists of four rectangular shaped parcels totaling 0.67 acre. The property is identified as First Ward District, Map 28, Parcels 99 (0.14 acre), 118 (0.22 acre), 119 (0.14 acre) and 120 (0.18). This can be referenced in Deed Book 881, Page 425. See the parcel map on page 4 for details. This property is zoned B4 – Neighborhood Preservation Overlay District.

## INGRESS / EGRESS / PARKING

This location currently offers two points of ingress onto the property via public roads (South High Street and Simpson Street). The property offers multiple egress points as wash bays are via one way entrance/exit. As the property sits today, it can accommodate roughly 25 vehicles at one time.

## UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Mountaineer Gas Company
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Waste Management
Cable	Multiple Providers
Internet	Multiple Providers

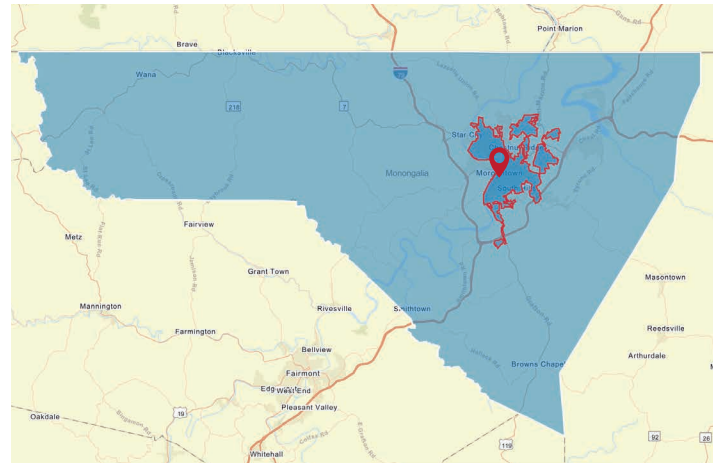
# LOCATION ANALYSIS

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

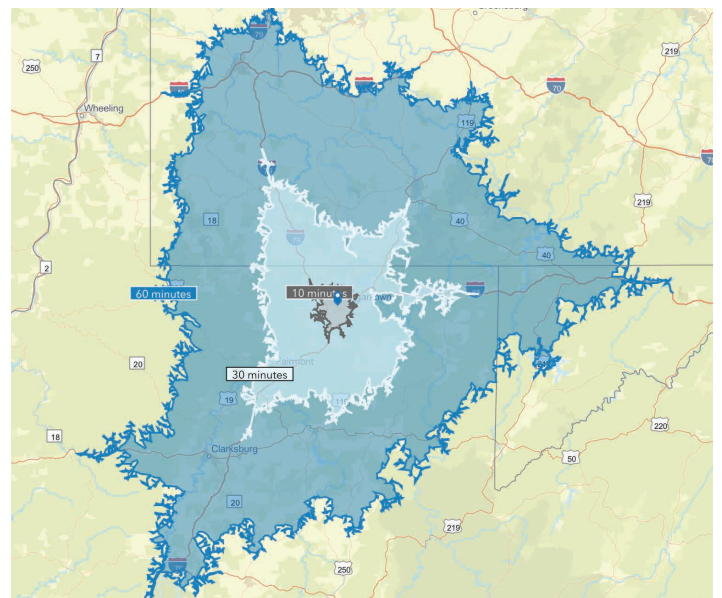
**Monongalia County** has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

The **City of Morgantown** has a total population of 31,050 and a median household income of \$37,549. Total number of businesses is 1,460.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.*

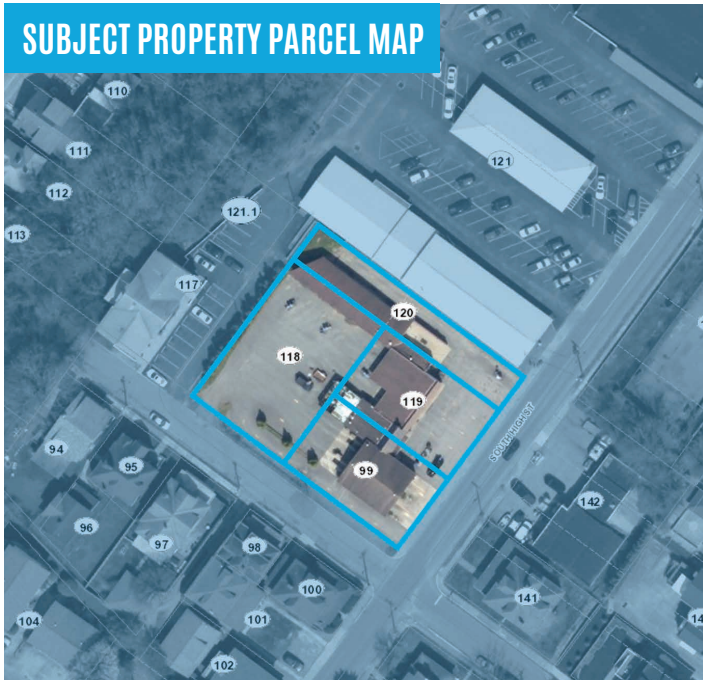


■ Monongalia County, WV ■ Morgantown City Limits ■ Subject Location



**Distance to nearby cities:** Fairmont, WV - 24 miles, Bridgeport, WV - 38 miles, Washington, PA - 46 miles, Wheeling, WV - 77 miles, Pittsburgh, PA - 74 miles, Charleston, WV - 160 miles.

## SUBJECT PROPERTY PARCEL MAP





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## SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property, 132 South High Street, has been referenced with a yellow star.

- ① Walnut PRT Station
- ② Beechurst PRT Station
- 🚌 Mountain Line Bus Stop

- ① Westover Area
- ② Sheetz
- ③ Morgantown Chamber of Commerce
- ④ Black Bear Burritos
- ⑤ Monongalia Magistrate
- ⑥ Iron Horse Tavern
- ⑦ Huntington Bank
- ⑧ Dollar General
- ⑨ Monongalia County Clerk
- ⑩ Boston Beanery
- ⑪ Subway
- ⑫ Lotsa Stone Fired Pizza
- ⑬ Public Safety Center

- ⑭ Morgantown Public Library
- ⑮ Morgantown Municipal Building
- ⑯ Morgantown Farmers Market
- ⑰ BB&T Bank
- ⑱ Panera Bread
- ⑲ CVS
- ⑳ WV Junior College
- ㉑ Downtown Campus Library
- ㉒ Mountainlair
- ㉓ West Virginia University Main Campus
- ㉔ University Place Housing
- ㉕ State On Campus Housing
- ㉖ Wharf District Parking Garage

- ㉗ Oliverio's Ristorante
- ㉘ Mountain State Brewing
- ㉙ Adams Legal Group, PLLC
- ㉚ WVU Evansdale Campus
- ㉛ Edward Jones Financial Advisors, Zen From Within
- ㉜ Fred L. Jenkins Funeral Home
- ㉝ Monongalia County Schools
- ㉞ Department of Health and Human Resources
- ㉟ Child Support Enforcement Division

# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



54,709

Total  
Population



2,810

Businesses



78,108

Daytime  
Population



\$225,324

Median Home  
Value



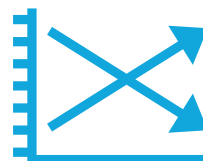
\$34,380

Per Capita  
Income



\$45,775

Median Household  
Income



0.05%

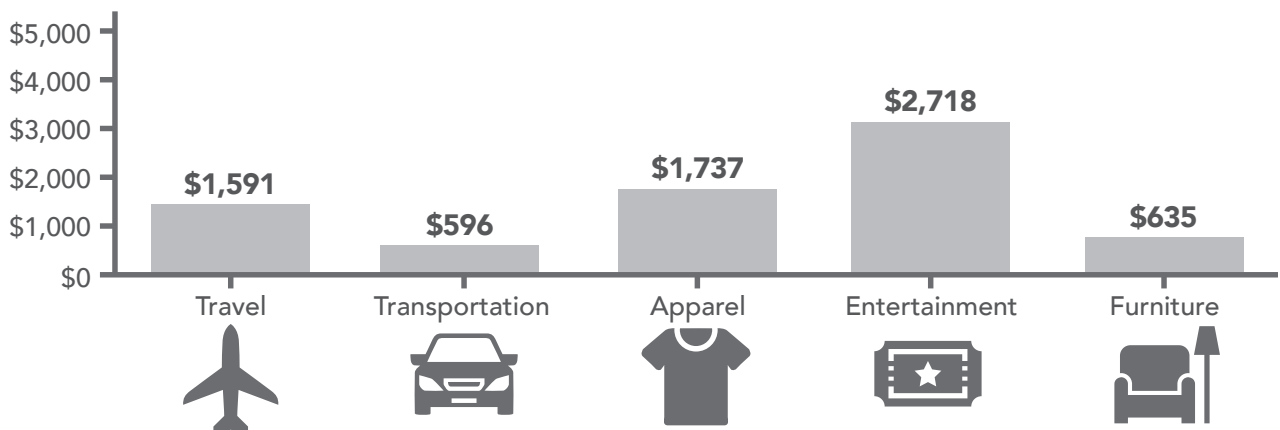
2020-2023  
Pop Growth Rate



26,923

Housing Units  
(2020)

### KEY SPENDING FACTS





These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.  
The vintage of the data is 2023, 2028. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



**78,919**

Total  
Population



**3,467**

Businesses



**98,647**

Daytime  
Population



**\$240,051**

Median Home  
Value



**\$38,343**

Per Capita  
Income



**\$54,180**

Median  
Household  
Income



**0.20%**

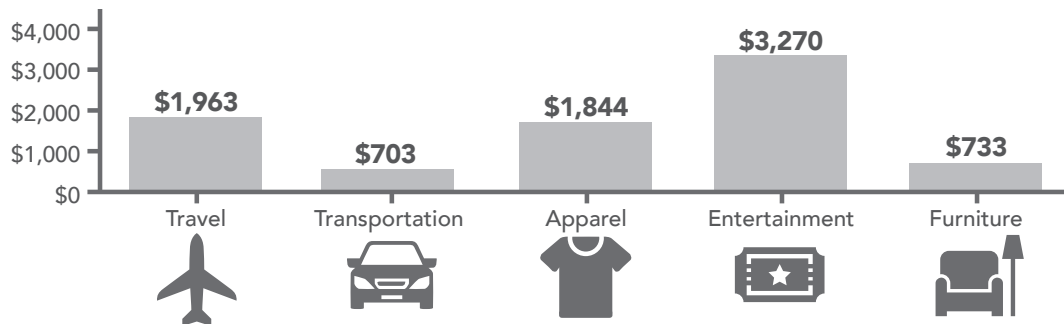
2020-2023  
Pop Growth  
Rate



**37,944**

Housing Units  
(2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**109,057**

Total  
Population



**3,966**

Businesses



**120,248**

Daytime  
Population



**\$251,475**

Median Home  
Value



**\$41,507**

Per Capita  
Income



**\$77,244**

Median  
Household  
Income



**0.35%**

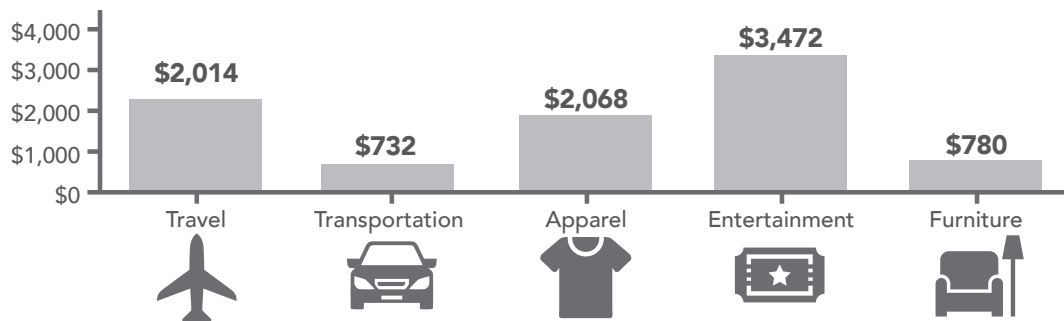
2020-2023  
Pop Growth  
Rate



**59,344**

Housing Units  
(2020)

### KEY SPENDING FACTS



# FLOOR PLAN

## 5,883 SQUARE FEET

This single story "L" shaped building is comprised of 5,883 total square feet. The building is broken up into multiple sections. The front section facing South High Street offers two (2) touch-free, automatic car wash bays, three (3) self-service car wash bays, one (1) self-service truck bay and office space. The back portion of the building offers four (4) additional self-service car wash bays and access to the storage/utility area. Access to all car washes is achieved by Simpson Street or the one way drive adjacent to the touch-free automatic portion of the building.

The property offers ten (10) total car wash bays (two touch-free, automatic and seven self-service), and ten vacuums (five separate stations with two vacuums per station). Each self-service car wash is equipped with multiple wash options including: Engine Tire Cleaner, Pre-Soak, Wash Soap, Foam Brush, Rinse, Wax and Spot Free Rinse. A high pressure spray hose and foam brush is available at each bay. Each bay also offers large clamps for hanging car mats. All bays have lighting for after hours use.



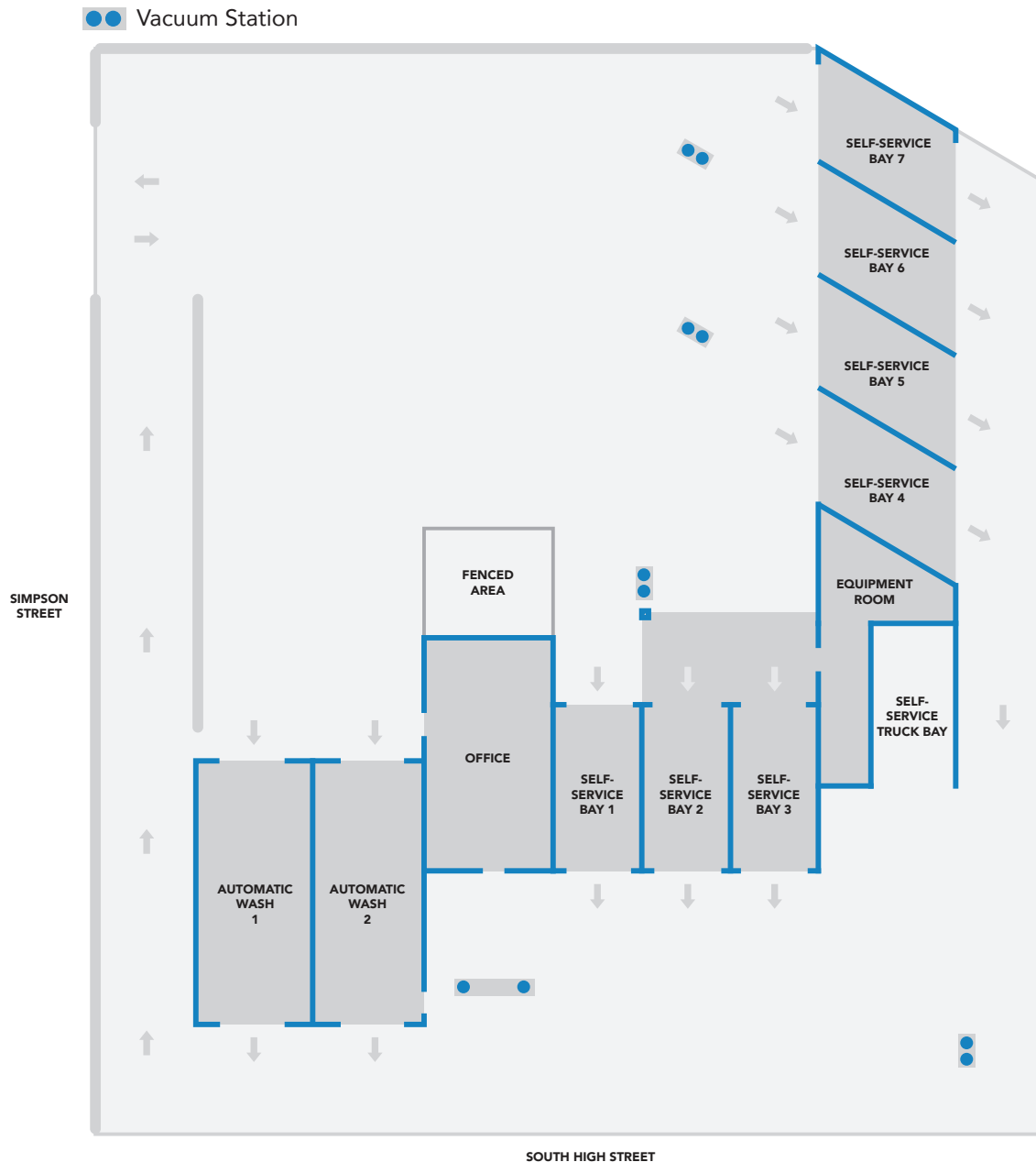
Self-Service Bays 4-7.



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# INTERIOR PHOTOS



Office Area.



Office Area.



Office Area.



Office Area.



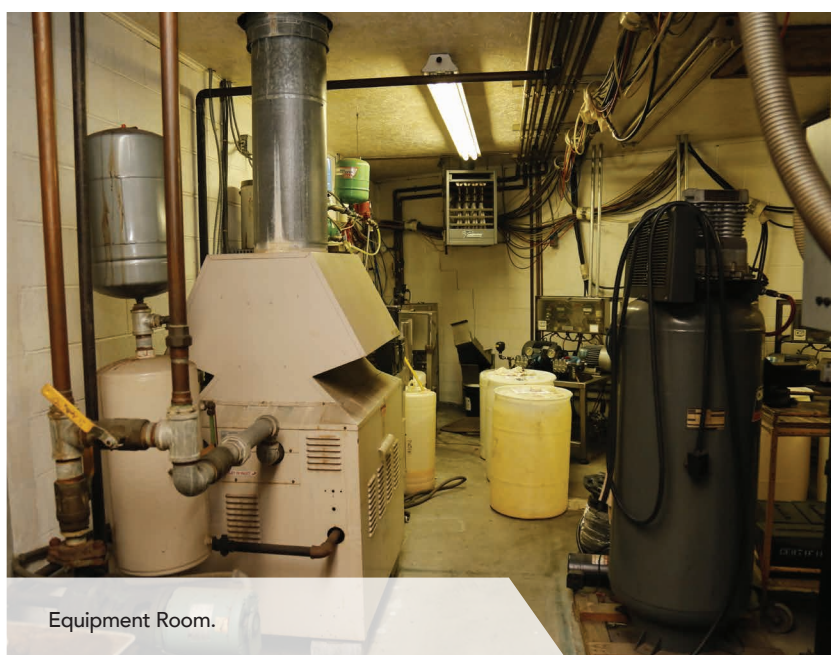
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Equipment Room.



Equipment Room.



Equipment Room.



# EXTERIOR PHOTOS



Self-Service Bays 1-3 (Front View).



Office Entrance.



Front of Property Along South High Street.



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Self-Service Bays 4-7.



Self-Service Bays 1-3 (Back View).



# EXTERIOR PHOTOS



Automatic Car Wash.



Automatic Car Wash Pay Station.



Back of Property.



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Automatic Car Wash (Back View).



# AERIAL PHOTOS



Aerial View Facing North.



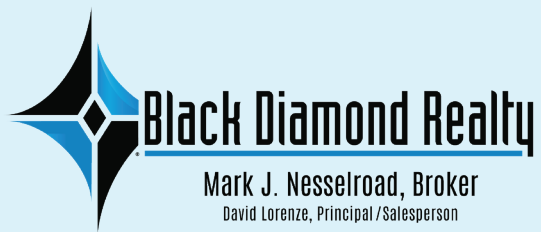
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Aerial View Facing South.



# CONTACT

## BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150  
Morgantown, WV 26505

**P.** 304.413.4350 | **F.** 304.599.3285

[BlackDiamondRealty.net](http://BlackDiamondRealty.net)

### PRIMARY CONTACT

**Jeff Stenger, Sr. Associate / Salesperson**

**M.** 301.237.0175

[jstenger@blackdiamondrealty.net](mailto:jstenger@blackdiamondrealty.net)