

Black Diamond Realty

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**SPECIAL PURPOSE
STORAGE UNITS
MARKETING FLYER**



**1896 GRAFTON ROAD
MORGANTOWN, WV 26508**



EXIT 1

WALMART SUPERCENTER

SHEETZ

LITTLE GENERAL

10,112 VEHICLES PER DAY

RIDGEDALE ELEMENTARY SCHOOL



1896 GRAFTON ROAD

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STORAGE UNIT PROPERTY FOR SALE

1896 GRAFTON ROAD MORGANTOWN, WV 26508

SALE PRICE / \$319,000

GROSS LOT SIZE / 0.812 ACRE

NUMBER OF UNITS / 44

NUMBER OF BUILDINGS / 3

ZONING DESCRIPTION / NO ZONING

**PROPERTY FEATURES / VARIOUS UNIT
SIZES, SIGNAGE OPPORTUNITIES, CLOSE
PROXIMITY TO I-68**

Located along Grafton Road, 3 miles south of I-68, Exit 1, this well maintained facility offers 44 versatile storage units ranging in sizes from 5' x 10' to 10' x 30'. There are a total of three buildings that equal approximately 6,200 (+/-) square feet. Whether you're looking to expand your investment portfolio or start a new venture, this property offers an excellent opportunity in a growing area with strong demand for storage solutions. Don't miss out on this chance to own a valuable asset in a thriving location.

This property is located just 3 miles off I-68, Exit 1, and 2.8 miles from the I-68/I-79 interchange. Along Grafton Road, there is a traffic count of 10,112 vehicles per day (2021). Source: ©2023 Kalibrate Technologies (Q4 2023)

FOR SALE
STORAGE UNITS - LOCATED 3 MILES FROM I-68, EXIT 1
1896 GRAFTON ROAD · MORGANTOWN, WV 26508 · 44 UNITS · 0.812 ACRE

PROPERTY SPECIFICATIONS

SPECIFICATIONS

Built in 2007, this property offers a total of three buildings that equal approximately 6,200 (+/-) square feet. There are 44 total storage units ranging in size. The storage unit sizes are (2) 10' x 30' units with double doors; (10) 10' x 10' units; (12) 5' x 10' units; and (20) 10' x 20' units. The storage buildings have metal walls with metal exterior siding as well as a metal roof. There are no gutters or downspouts. Each unit has a roll-up garage door and pad lock. The interior has metal dividing walls, metal ceiling and a poured, concrete floor on grade.

LEGAL DESCRIPTION / ZONING

Located outside of city limits, this property is situated within the Clinton District (5) of Monongalia County. The site is comprised of one (1) irregular shaped parcel of land totaling 0.812 (+/-) acre. The property is identified as Clinton District (5), Tax Map 13, Parcel 57. This can be referenced in Deed Book 1803, Page 614.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	N/A
Water	Clinton Water Association
Sewer	Septic
Trash	Republic
Cable/Internet	Multiple Providers

INGRESS / EGRESS / PARKING

The property offers one point of ingress and egress via Grafton Road. The parking lot is gravel. See directions from I-68, Exit 1 below.



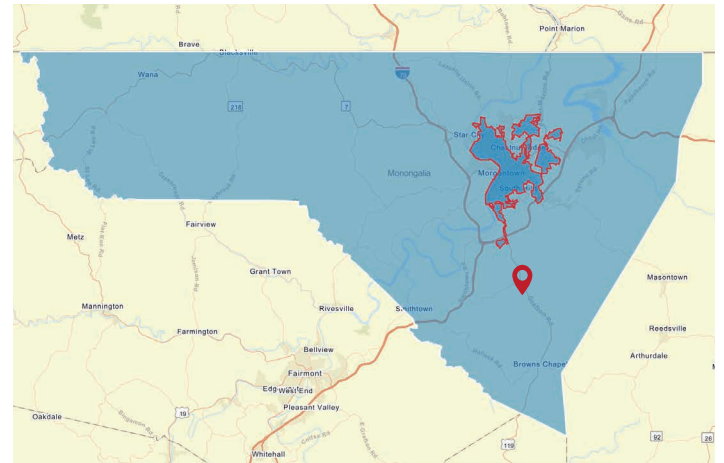
LOCATION ANALYSIS

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.

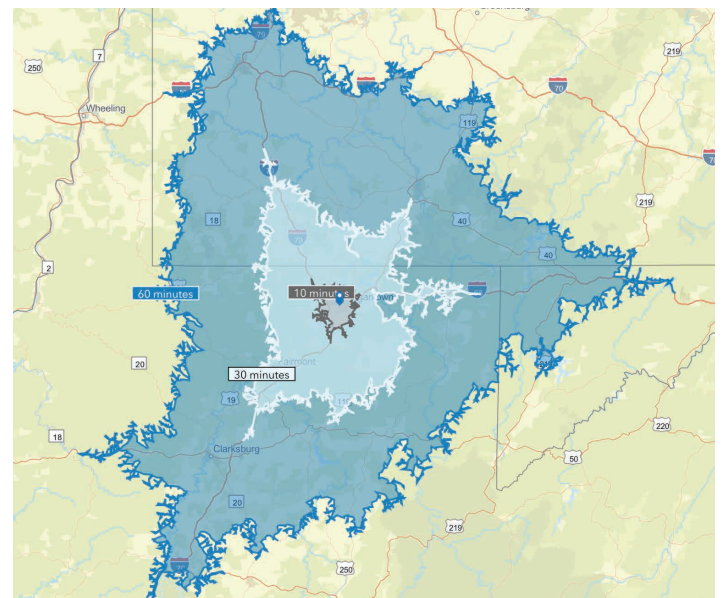
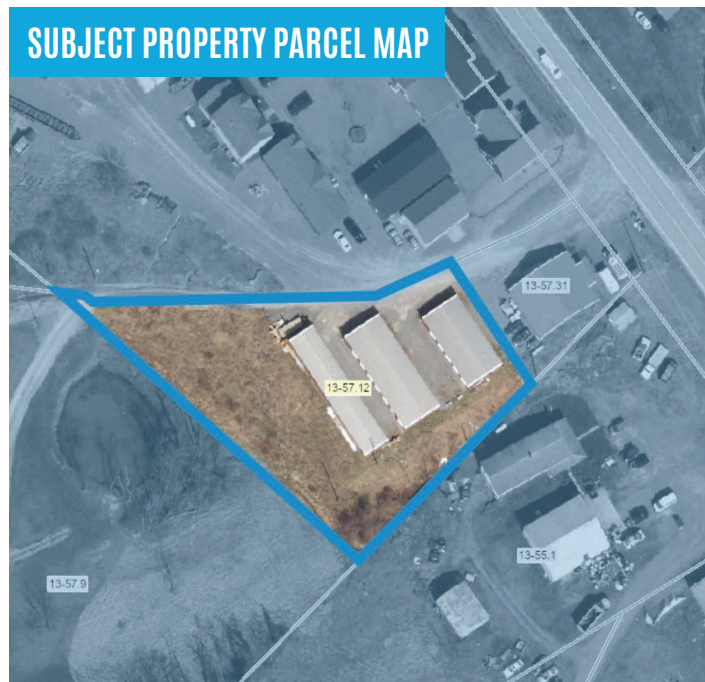
Monongalia County has a total population of 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

The **City of Morgantown** has a total population of 30,211 and a median household income of \$39,400. Total number of businesses is 1,524.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



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

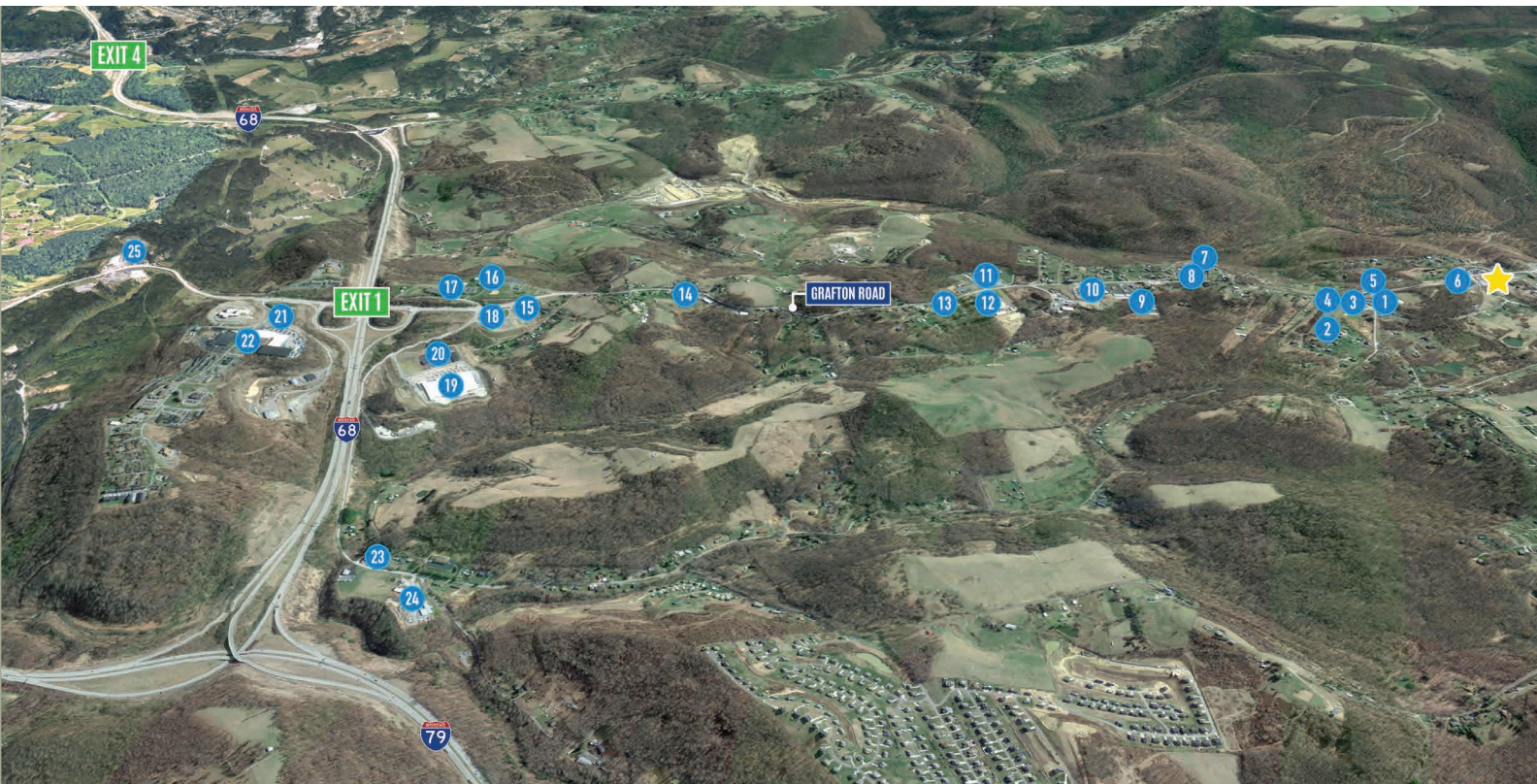


Distance to nearby cities: Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

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AERIAL PHOTO



The aerial above highlights several of the most popular surrounding locations. The subject property, 1896 Grafton Road, has been referenced with a yellow star.

- 1 Ridgedale Elementary School
- 2 Mount Calvary Cemetery
- 3 Ophelia's Fleuriste
- 4 Mulkeen Landscaping & Tree Service
- 5 Creek Siding & Roofing Inc.
- 6 Paradise Homes Inc
- 7 Nickles Bakery INC
- 8 Air Ground Xpress Inc.
- 9 L & L Self-Storage
- 10 West Virginia Department of Transportation Division of Highways
- 11 Central Van Lines
- 12 Morgantown Collision
- 13 Little General
- 14 Morgantown Moving & Storage
- 15 Enterprise Commercial Truck Rentals
- 16 St. Francis Central Catholic School
- 17 St Francis de Sales Catholic Church
- 18 Sheetz
- 19 Walmart Supercenter
- 20 WVU Medicine, Dollar Tree, Supercuts, GameStop, T-Mobile, Denny's, Mariachi Loco, Devino's Pizzeria
- 21 Tractor Supply
- 22 Koval Building Supply
- 23 Exit 1 Storage
- 24 Pilot Thomas Logistics
- 25 United States Postal Service

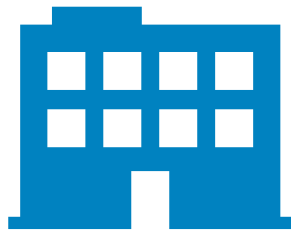
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



6,621

Total Population



160

Businesses



5,687

Daytime Population



\$303,501

Median Home Value



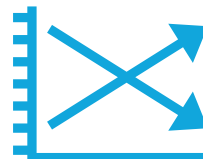
\$39,601

Per Capita Income



\$81,998

Median Household Income



1.53%

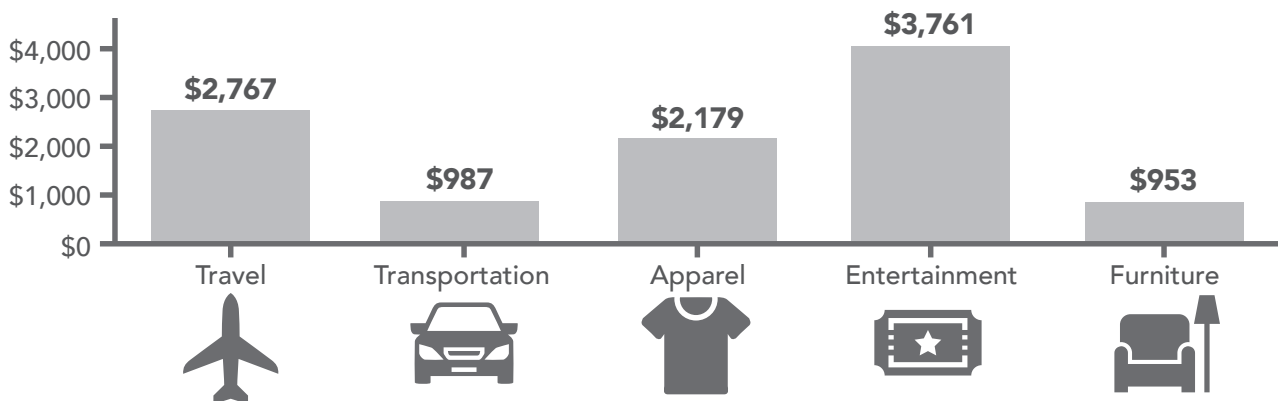
2024-2029 Pop Growth Rate



2,651

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 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



20,024

Total Population



565

Businesses



18,761

Daytime Population



\$263,653

Median Home Value



\$40,194

Per Capita Income



\$79,186

Median Household Income



0.74%

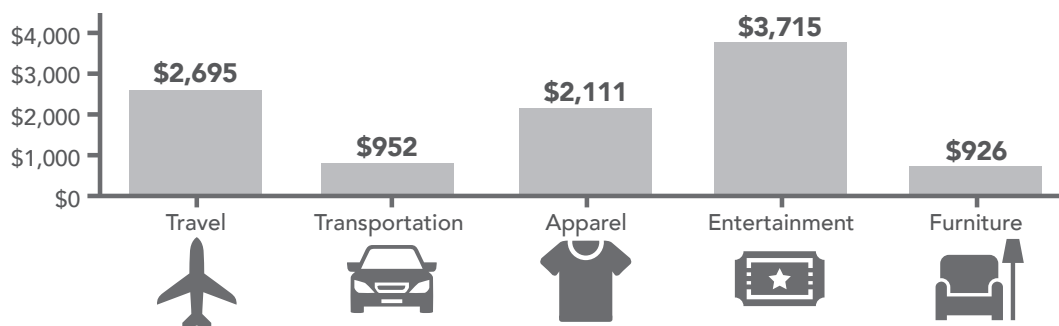
2024-2029 Pop Growth Rate



8,154

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



106,035

Total Population



4,067

Businesses



106,035

Daytime Population



\$250,430

Median Home Value



\$37,418

Per Capita Income



\$60,050

Median Household Income



0.26%

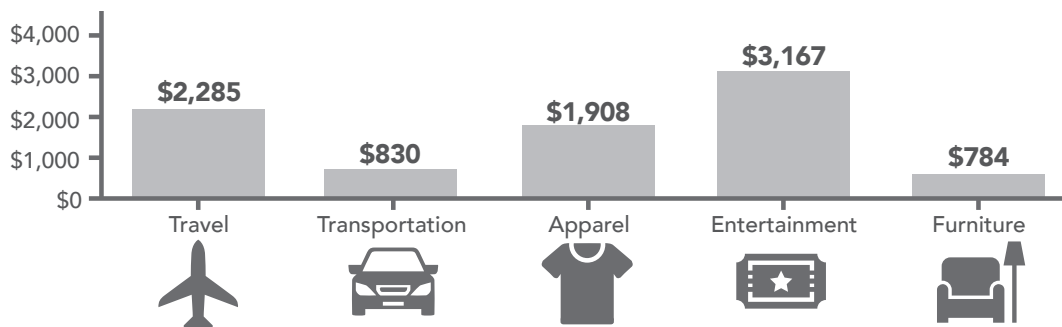
2024-2029 Pop Growth Rate



49,677

Housing Units (2020)

KEY SPENDING FACTS

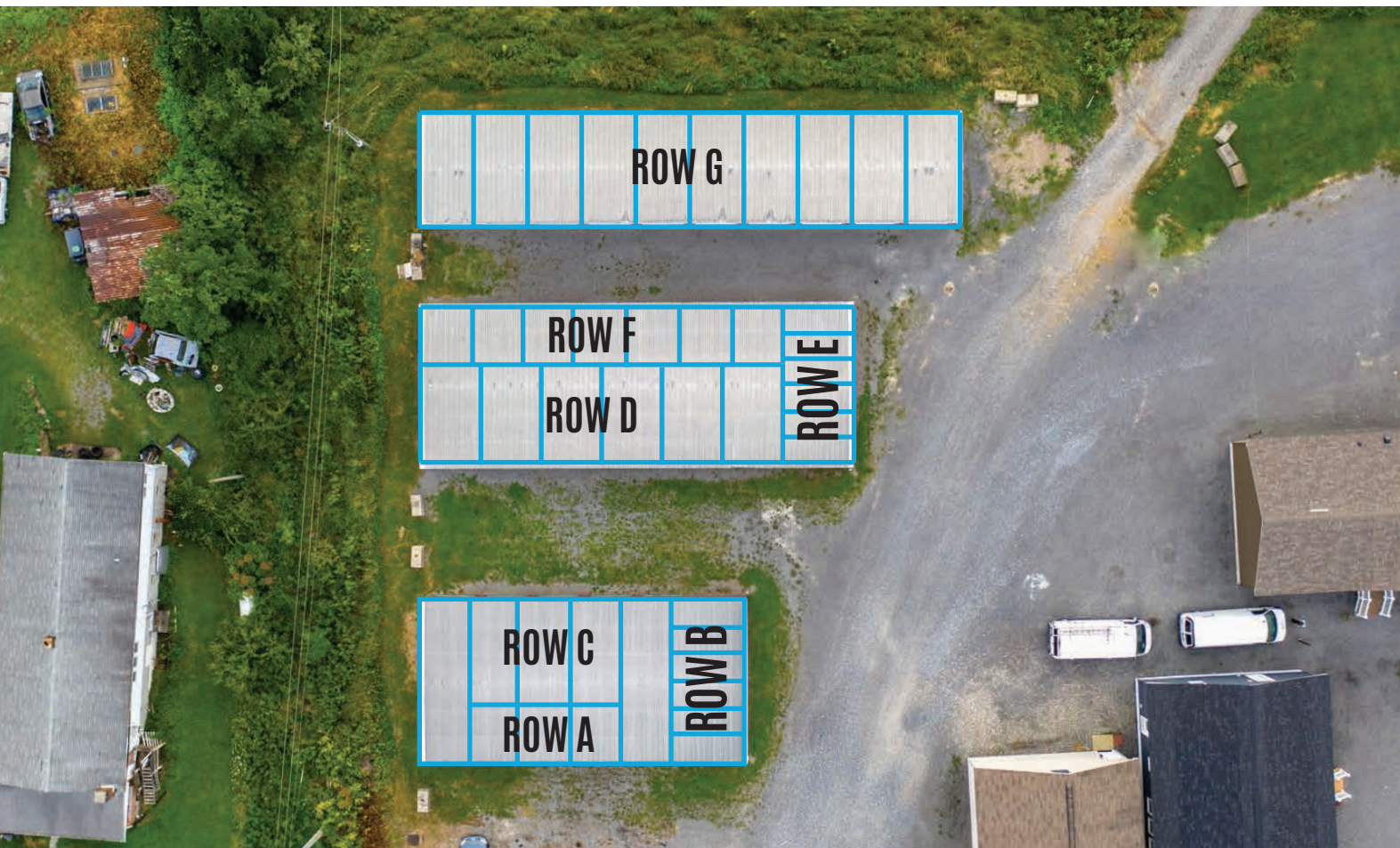


STORAGE UNIT DETAILS

STORAGE UNITS

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PHOTOS



Row A (10' x 30' / 10' x 10' Units).



Row B (5' x 10' Units).

EXTERIOR PHOTOS



Row C (10' x 30' / 10' x 20' Units).



Row D (10' x 20' Units).

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Row E (5' x 10' Units) & F (10' x 10' Units).



Row E (5' x 10' Units) & G (10' x 20' Units).

AERIAL PHOTOS



Aerial Facing Southeast.

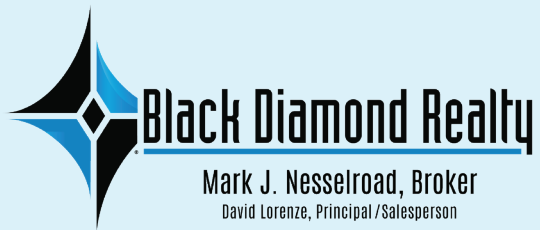
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Aerial Facing North.



Aerial Facing South.



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