



Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR SALE
OFFICE BUILDING
MARKETING FLYER



501 LOCUST AVENUE
FAIRMONT, WV 26554



DOWNTOWN FAIRMONT

HIGH LEVEL BRIDGE

3RD STREET

EXXON GAS STATION

10,202 VPD (2025)

501 LOCUST AVENUE

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OFFICE BUILDING FOR SALE

SALE PRICE / \$1,400,000

GROSS BUILDING SIZE / 30,000 (+/-) SQ FT

GROSS LOT SIZE / 1.26 ACRES

PROPERTY TYPE / OFFICE

OFF-STREET PARKING / 50 (+/-) SPACES

CITY LIMITS / INSIDE

**PROPERTY HIGHLIGHTS / LARGE PARKING
LOT, AMPLE STORAGE, EXCELLENT ACCESS
AND VISIBILITY, ADDITIONAL LAND**

501 LOCUST AVENUE FAIRMONT, WV 26554

Spacious 30,000 (+/-) Square foot Building

- Includes 25,000 (+/-) SQFT of former LabCorp office space and 5,000 (+/-) SQFT of open warehouse area.
- Flexible layout ideal for professional offices, institutional use, or creative redevelopment.

Updated and Well-Maintained

- Built in 1972 and renovated in 2002 with solid construction and modernized systems.
- Equipped with both a security system and sprinkler system for safety and reliability.

Two-Story Design with Ample Functionality

- Allows for multi-department or mixed-use layouts.
- Ideal for organizations needing administrative and operational separation.

Convenient Parking and Accessibility

- Features a 50 (+/-) space on-site parking lot with easy access from Locust Avenue.
- Plenty of room for staff, visitors, or congregation members.

Excellent Redevelopment Potential

- Prime opportunity to convert into a church, private school, or community facility.
- Location and layout support a variety of professional or institutional uses.

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OFFICE BUILDING - LOCATED 1.2 MILES OFF I-79, EXIT 136
501 LOCUST AVENUE · FAIRMONT, WV 26554 • 30,000 SQ FT

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

- Total Building Size: 30,000 (+/-) square feet across two buildings
- 25,000 (+/-) square feet former LabCorp building (two floors)
- 5,000 (+/-) square feet open warehouse space
- Lot Size: 1.26 (+/-) acres
- Year Built: 1972
- Year Renovated: 2002
- Three-Phase Electric
- Building Type: Office/Warehouse (2 buildings)

LEGAL DESCRIPTION / ZONING

- Inside city limits of Fairmont
- Parcel 58, Tax Map 27, Fairmont Corp
- Deed Book 1229, Page 27

Zoning: Commercial

INGRESS / EGRESS / PARKING

- Ingress/egress from Locust Avenue
- 50 parking spaces

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Fairmont
Sewer	City of Fairmont
Trash	Multiple Providers
Cable / Internet	Multiple Providers



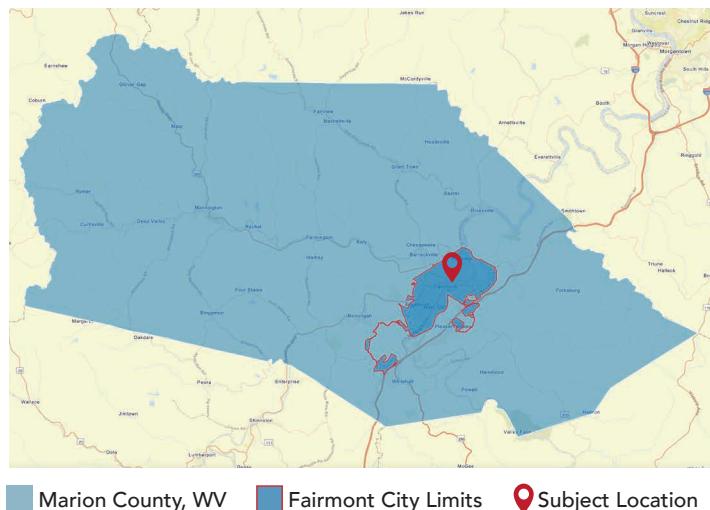
LOCATION ANALYSIS

Marion County is located in the north-central part of West Virginia with Fairmont as the county seat and home of Fairmont State University. With a 120-acre main campus, Fairmont State University is a key part of the state's growing high technology corridor. Coal production has remained strong and the oil and gas industries are making substantial investments in the county. With a strong emphasis on education and technology, the future for Marion County is bright.

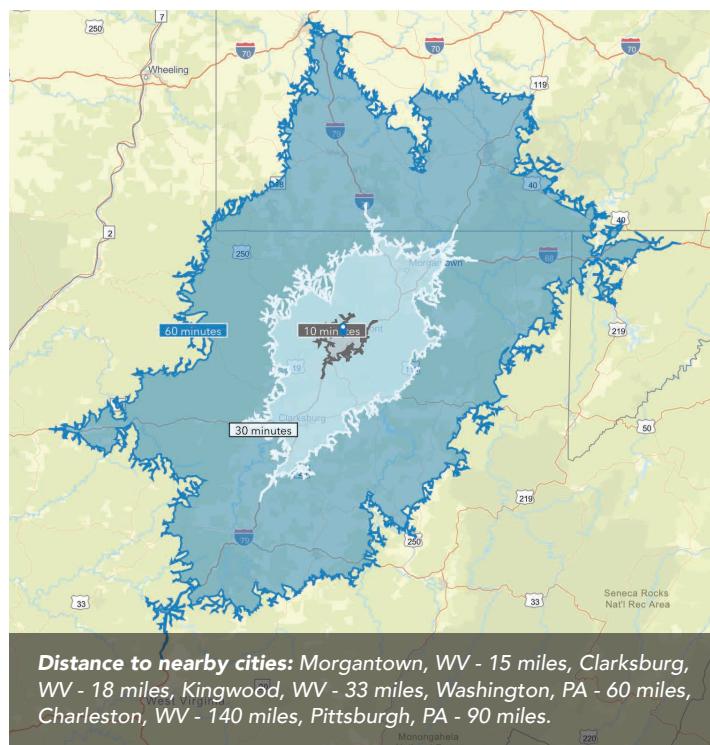
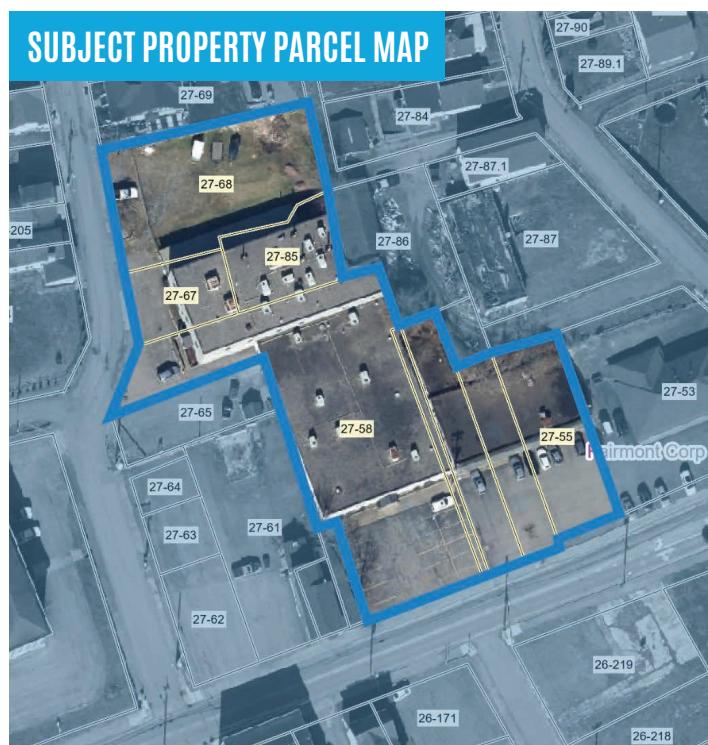
Marion County has a total population of 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

The **City of Fairmont** has a total population of 18,031 and a median household income of \$58,103. Total number of businesses is 817.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



Marion County, WV Fairmont City Limits Subject Location



Distance to nearby cities: Morgantown, WV - 15 miles, Clarksburg, WV - 18 miles, Kingwood, WV - 33 miles, Washington, PA - 60 miles, Charleston, WV - 140 miles, Pittsburgh, PA - 90 miles.

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AERIAL PHOTO



The aerial above highlights several of the most popular surrounding locations. The subject property, 501 Locust Avenue has been referenced with a yellow star. The site is located 2.6 miles off I-79, Exit 136.

Along Locust Avenue there is a daily traffic count of 10,202 vehicles per day
(This data is provided by Esri, Esri and Kalibrate Technologies 2025).

- 1 Fairmont Federal Credit Union
- 2 East Marion Park
- 3 Marion County DHSEM/911
- 4 Convention & Visitors Bureau of Marion County
- 5 Sunoco Gas Station
- 6 Exxon Gas Station
- 7 Clarion Inn
- 8 Dairy Creme Corner
- 9 Shell Gas Station
- 10 Wendy's
- 11 Subway
- 12 McDonald's
- 13 KFC
- 14 East Fairmont Price Cutter
- 15 Dollar General
- 16 Advance Auto Parts
- 17 East Fairmont Middle School
- 18 AutoZone
- 19 Dollar General
- 20 Fairmont State University
- 21 West Fairmont Middle School
- 22 Par Mar Stores
- 23 Valley Distributing
- 24 Republic Services
- 25 Marion County Board of Education
- 26 WVU Medicine Urgent Care

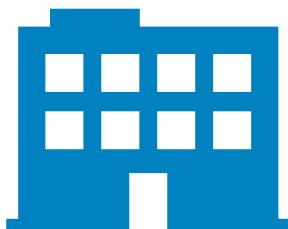
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



26,136

Total Population



960

Businesses



26,420

Daytime Population



\$164,769

Median Home Value



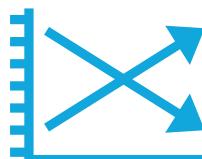
\$33,093

Per Capita Income



\$59,730

Median Household Income



-0.2%

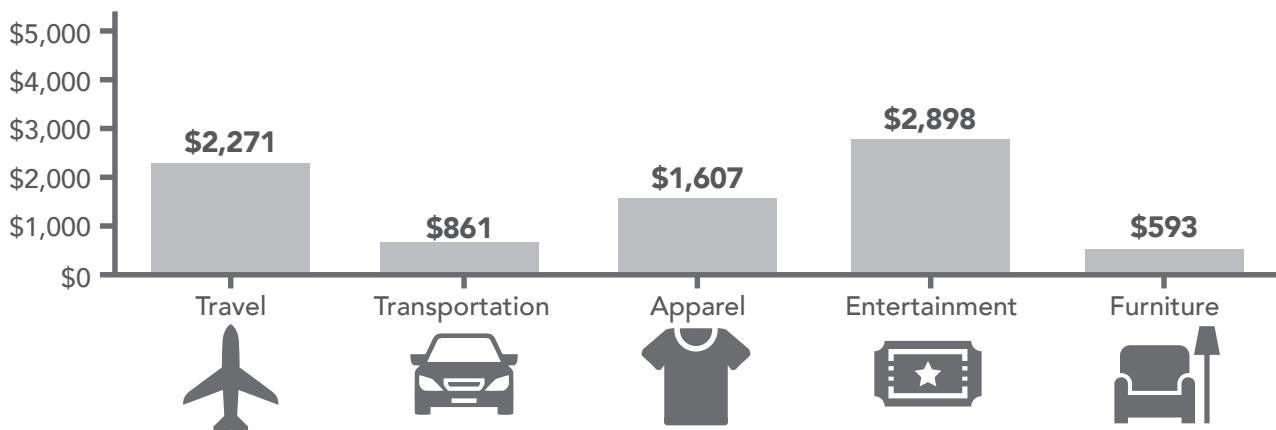
2025-2030 Pop Growth Rate



12,811

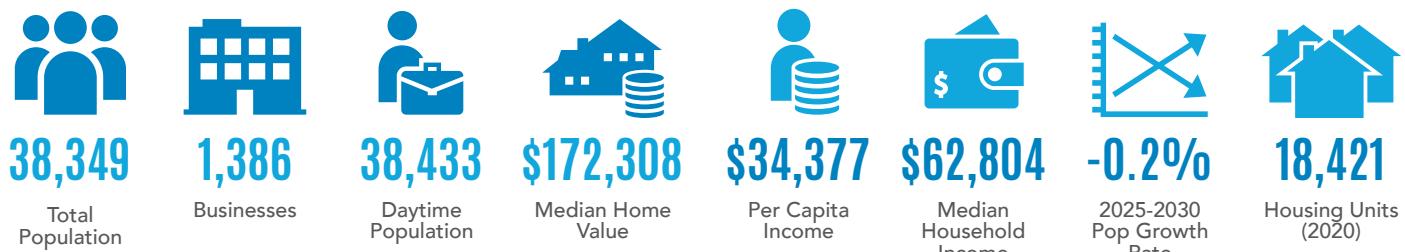
Housing Units (2020)

KEY SPENDING FACTS

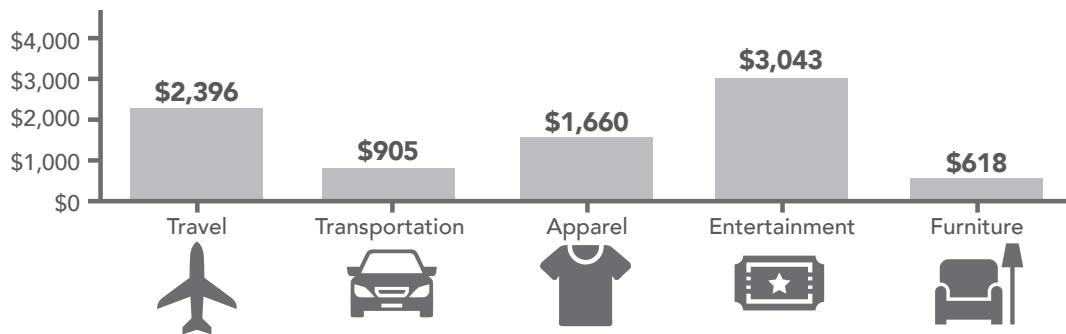


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

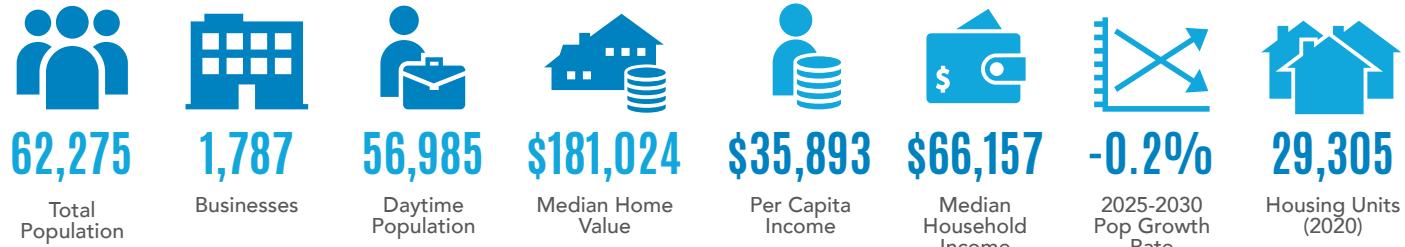
5 MILE RADIUS



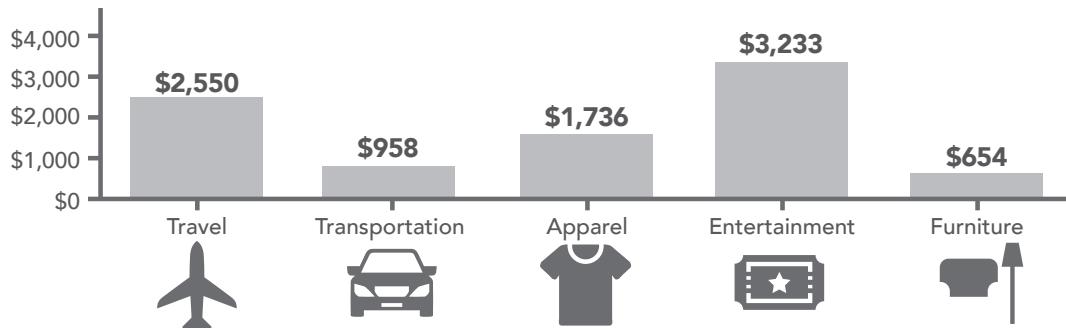
KEY SPENDING FACTS



10 MILE RADIUS

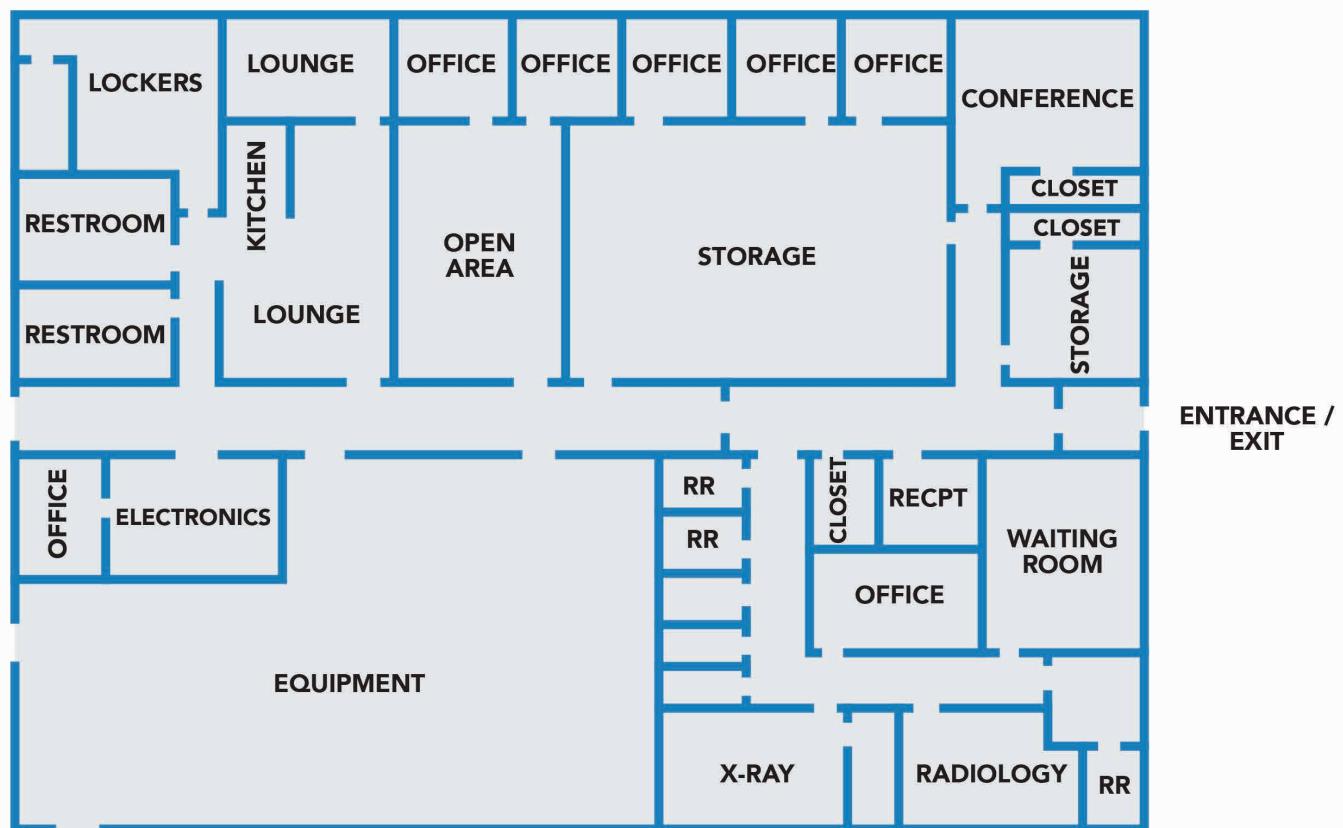


KEY SPENDING FACTS



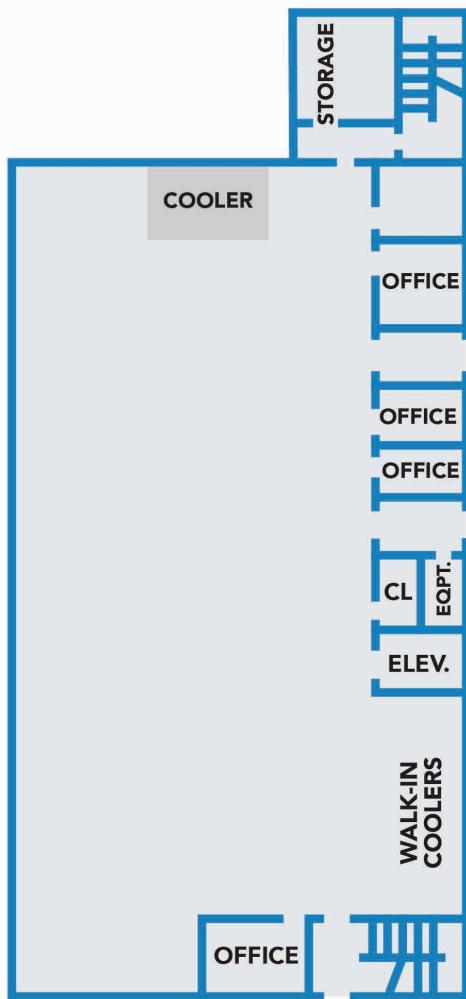
FLOOR PLANS

FRONT BUILDING

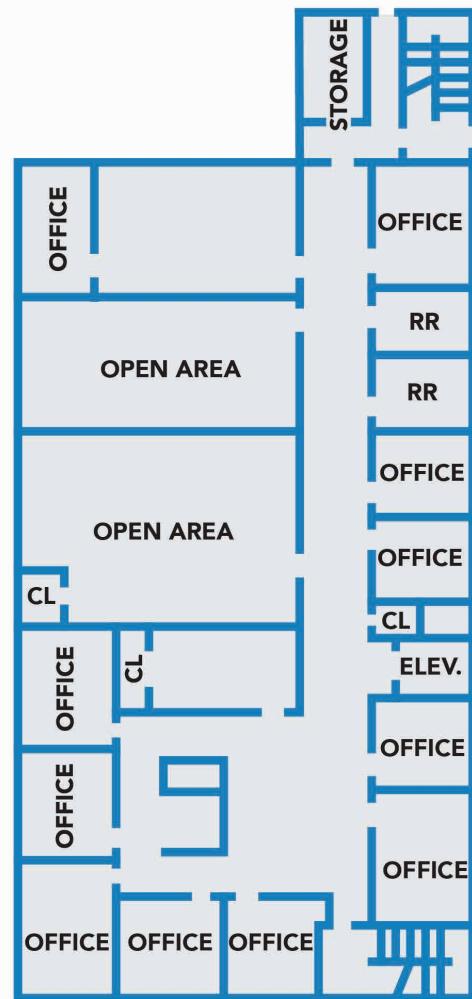


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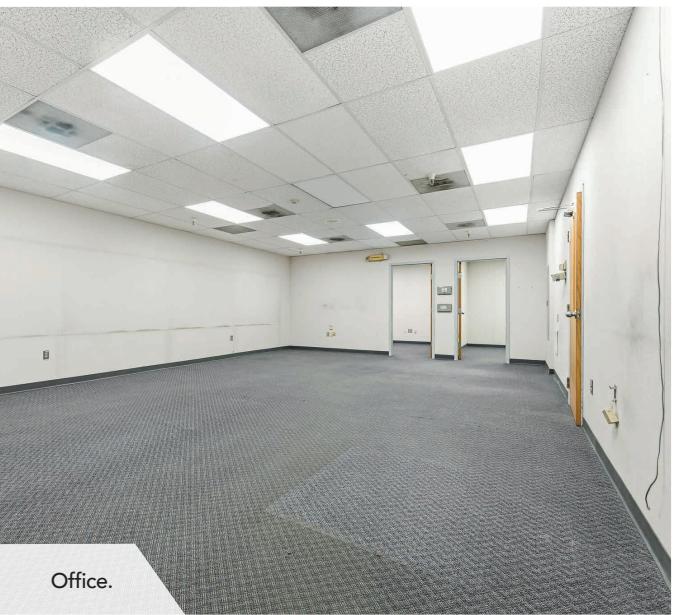
BACK BUILDING FIRST FLOOR



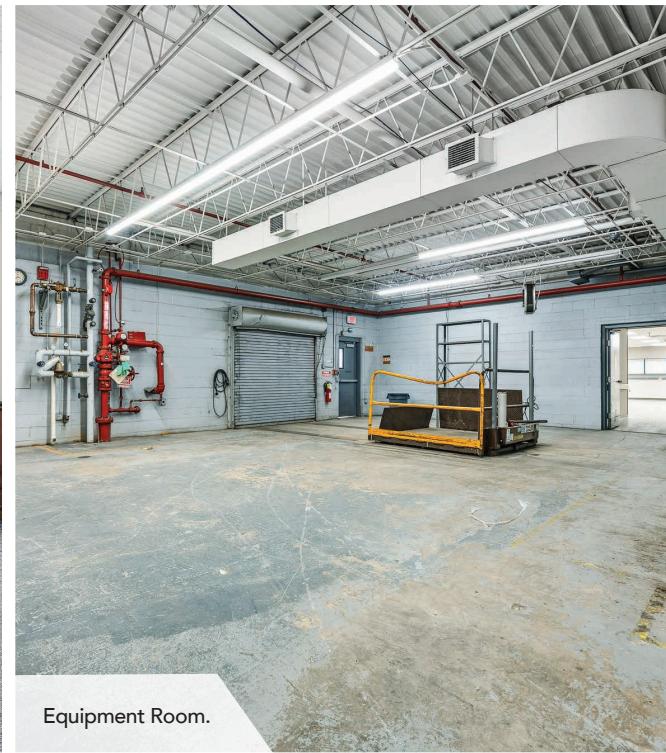
BACK BUILDING SECOND FLOOR



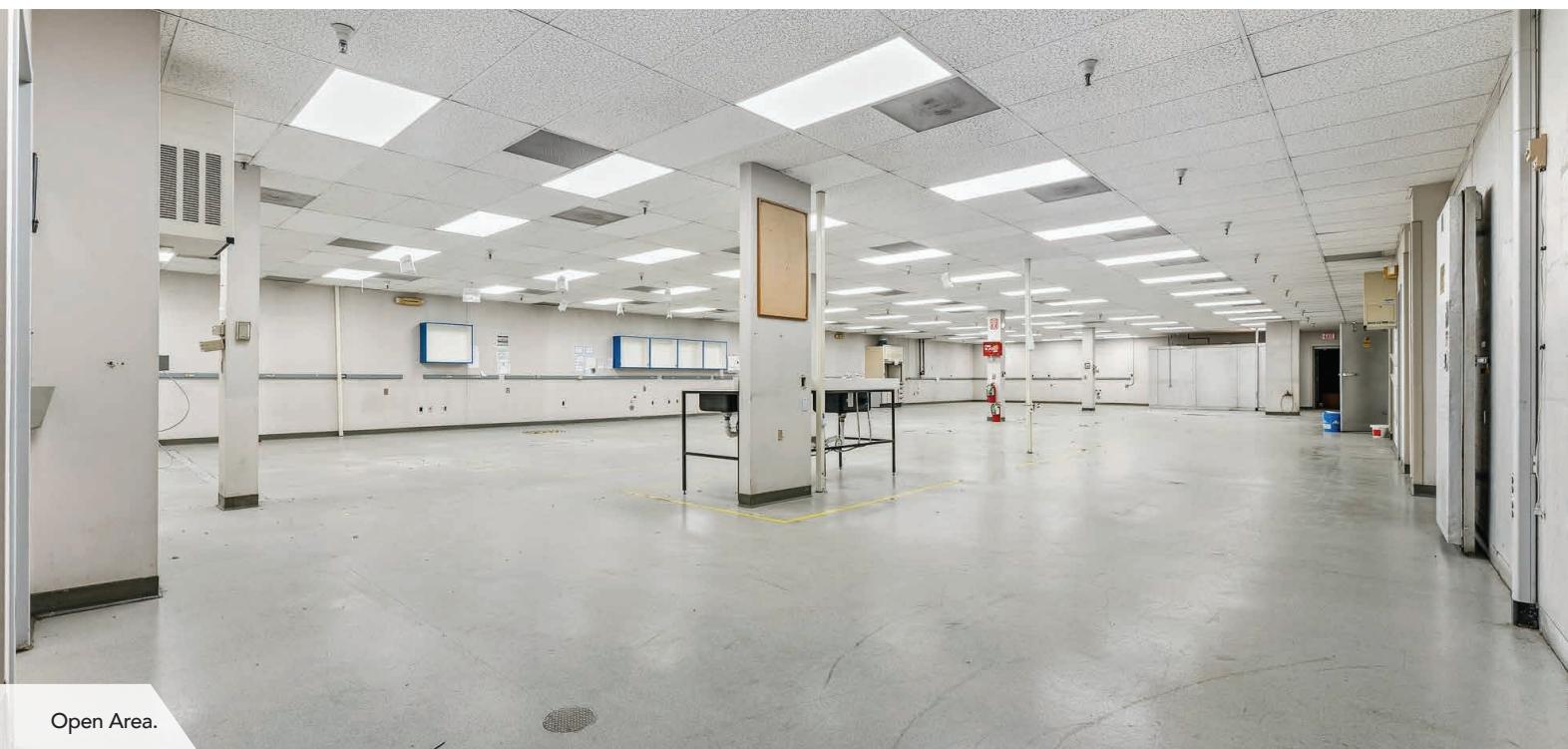
INTERIOR PHOTOS



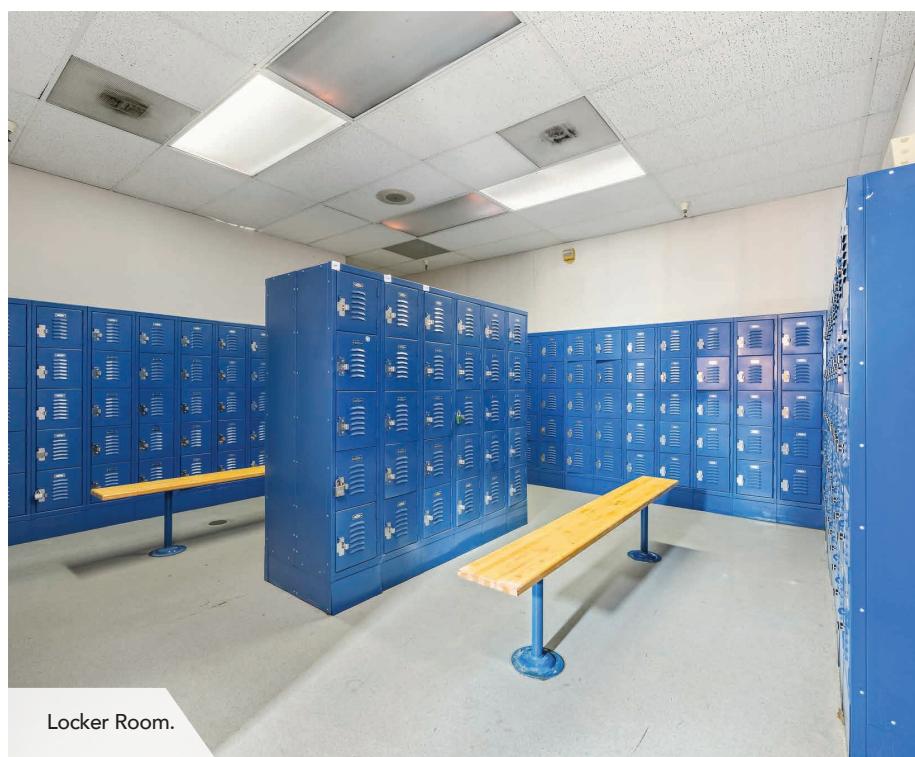
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Locker Room.



Stairs.



Reception.



Kitchen.

EXTERIOR PHOTOS



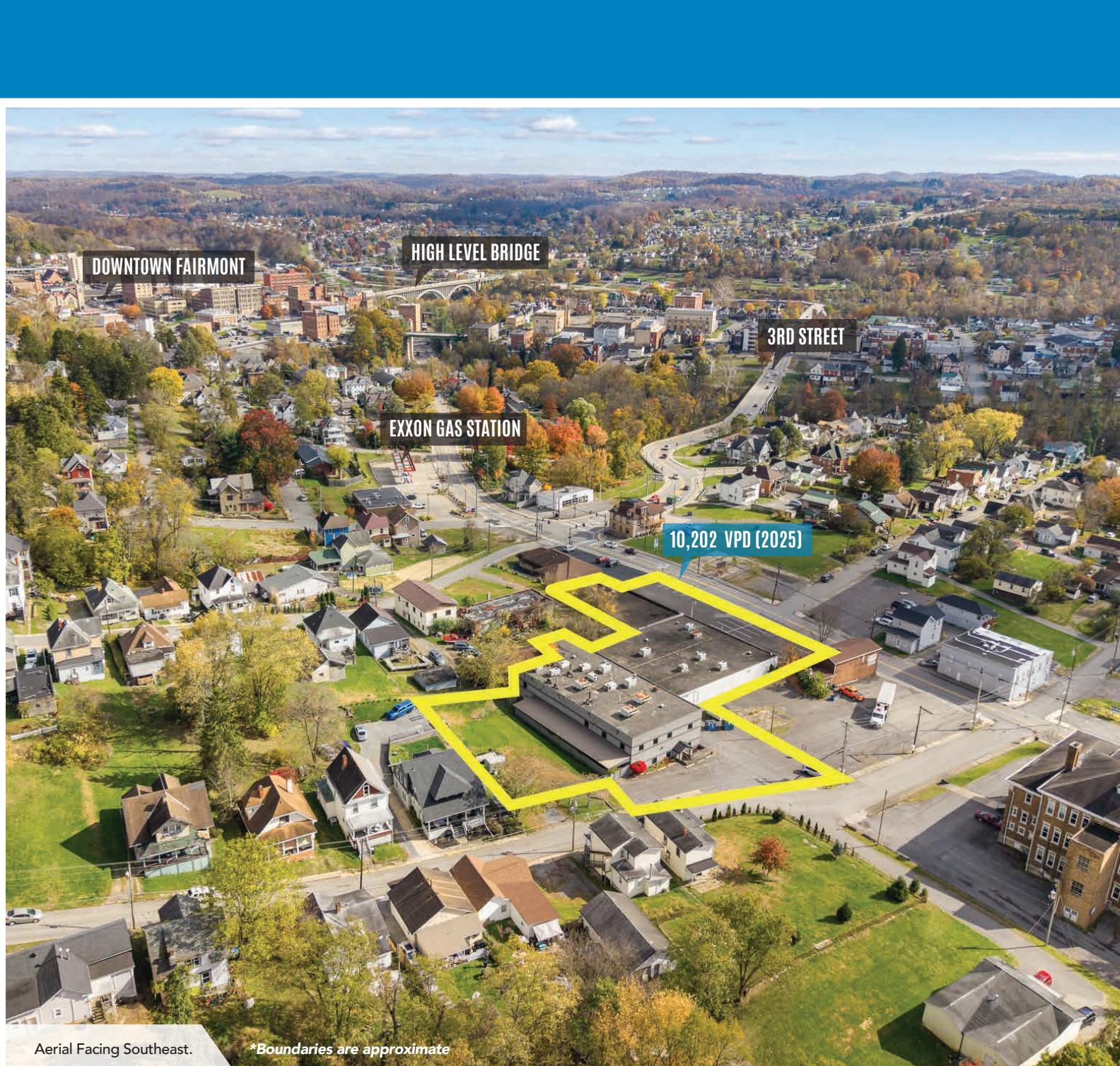
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AERIAL PHOTOS

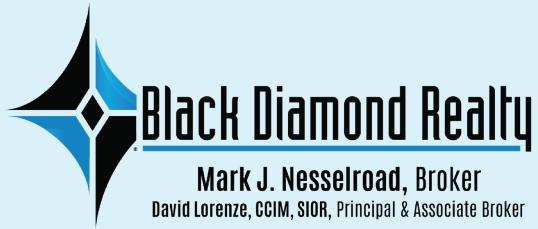


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Aerial Facing Southeast.

*Boundaries are approximate



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