

Sadie Ward
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0 7th Street/Staunton Avenue, Parkersburg, WV 26101

MLS#: **5220689** Prop Type: **Commercial Sale** List Price: **\$2,500,000**
 Status: **Active** Sub Type: **Other** DOM/CDOM: **11/11**
Recent: 06/23/2026 : New Listing



List Dt Rec: **06/23/2026** List Date: **06/12/2026**
 Lot #: Contg Dt:
 Unit: Pend Dt:
 County: **Wood WV** Off Mkt Dt:
 Close Dt:
 Exp Dt: **06/12/2027**

Supplements (2)

Parcel ID: **TX 05-82-01410000 05-82-01420000 05-82-01430000 05-82-01400000 05-82-01440000**
 Twp: **Parkersburg**
 Subdiv:
 School Dist: **Wood-Parkersburg HS**
 Yr Built: **0/Other**
 SqFt Total: \$/SqFt:
 Map:

Directions: **Intersection of 7th street and Staunton Ave in Parkersburg, WV**

Legal/Taxes

Taxes: **TBD** Tax Year: **2025** Assessment: **Yes** Homestead:
 Annual RE Tax: Zoning: **Business**

General Information

Office SqFt: Lot Size (acre): **2.54** DriveIn Door Max Hgt:
 Residential SqFt: Lot Size Source: **Auditors Website** Drive In Door Min Hgt:
 Warehouse SqFt: Lot Size Front: **560** # Dock Doors:
 Retail SqFt: Lot Size Depth: **510** Dock Door Max Hgt:
 Location: **Downtown** Cost: **Other** Ceiling Height:
 # Parking:

Features

Heating: **Other** Cooling: **Other**
 Water: **Public** Sewer: **Public**
 Parking: **On Site**
 Natural Rsrsc: **None**
 Location: **Downtown**
 Remarks:

Prime Commercial Development Opportunity - Parkersburg, WV Approximately 2.6 acres of commercially zoned land strategically located in the heart of Parkersburg. This highly visible triangular parcel offers exceptional road frontage along 7th Street (approximately 12,000 AADT), Staunton Avenue (approximately 6,500 AADT), and Camden Street, providing outstanding access, visibility, and traffic exposure. The property is located just 0.6 miles from U.S. Route 50 and approximately 2 miles from Interstate 77, offering convenient regional connectivity and easy access for customers, employees, and commercial traffic. Situated within an established commercial corridor, the site is surrounded by successful retail and automotive businesses, including a nearby Sheetz convenience store and gas station, as well as several automobile dealerships. Its central location, strong traffic counts, and commercial zoning make it ideal for a wide range of development opportunities. Also in MLS as Land: MLS#5220693.

Agent/Broker Info

List Agent: **Steven M Shaver (29911)** List Office: **Berkshire Hathaway HomeServices Professional Realty (20226)**
 Contact #: **304-482-7500** Office Phone: **304-428-7653**
 LA Email: **steveshaver30@yahoo.com** Office Fax:
 LA License #: **WV 29911** Brokerage Lic: **005372**
 Attrib Cnt: **steveshaver30@yahoo.com, 304-482-7500**
 Waived Agt: **No**

Showing

Electronic Lock Box: **No** Serial #:
 Showing Contact: **304-482-7500** Type: **Listing Agent**
 Showing Rqmts: **Call Listing Agent**
 Showing Remarks: **Please do not question or communicate with the existing businesses or multi-family or residential units on this property listed for sale. All questions and communications will be through the listing agent.**

Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name:
Listing Agreement: **Exclusive Right To Sell**
Listing Contract Date: **06/12/2026**
Possession: **Negotiable (Possession)**
Special Listing Conditions: **Standard**

Owner Phone:
Expiration Date: **06/12/2027**

Owner Agent: **No** Warranty:
Listing Service: **Full Service**
Purchase Contract Date:
Orig List Price: **\$2,500,000**

Submission for Purchase (Offer Link): <https://www.dotloop.com/my/loop/p/2BI3R1bNo24?v=Lq0h4>

Online Bidding: **No**

MLS# Cross Ref: **5220693**

Broker Remarks: **Please do not question or communicate with the existing businesses or multi-family or residential units on this property listed for sale. All questions and communications will be through the listing agent. Also in MLS as Land: MLS#5220693. Please see Listing Addendum for all Parcel #'s & include that addendum with offers.**

Prepared By: Sadie Ward

Information is Believed To Be Accurate But Not Guaranteed

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Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 5220689

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