

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY



5502 Noyes Ave

Charleston, WV 25304

Exclusively Represented By:

Elishua Brown

Sales Associate

304 741 3878

elishua101@gmail.com

Megan Callaghan Bailey

Broker of Record

304 549 7138

mbailey@bhhspro.com

SPECIAL PURPOSE SPACE FOR SALE

5502 Noyes Ave

Charleston, WV 25304

FOR SALE

Executive Summary



Offering Summary

Price	\$249,900
Price / GSF	\$36.93
GSF	6,766 SF
# of Floors	1
Site Size	0.28 Acres
Year Built	1948

Property Overview

It is not often that a rare opportunity like this one goes on to the market! Previously a Church, now zoned for commercial or residential use. Updates include: All new windows, Steamist Steam shower roughed in and wired. All new gutters, Charge point car charger in garage. 4 sump pumps. New oversized attached garage addition with ten foot wide doors New wiring and panels for 400 amp service. 3 furnaces.

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Berkshire Hathaway HomeServices
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Additional Photos



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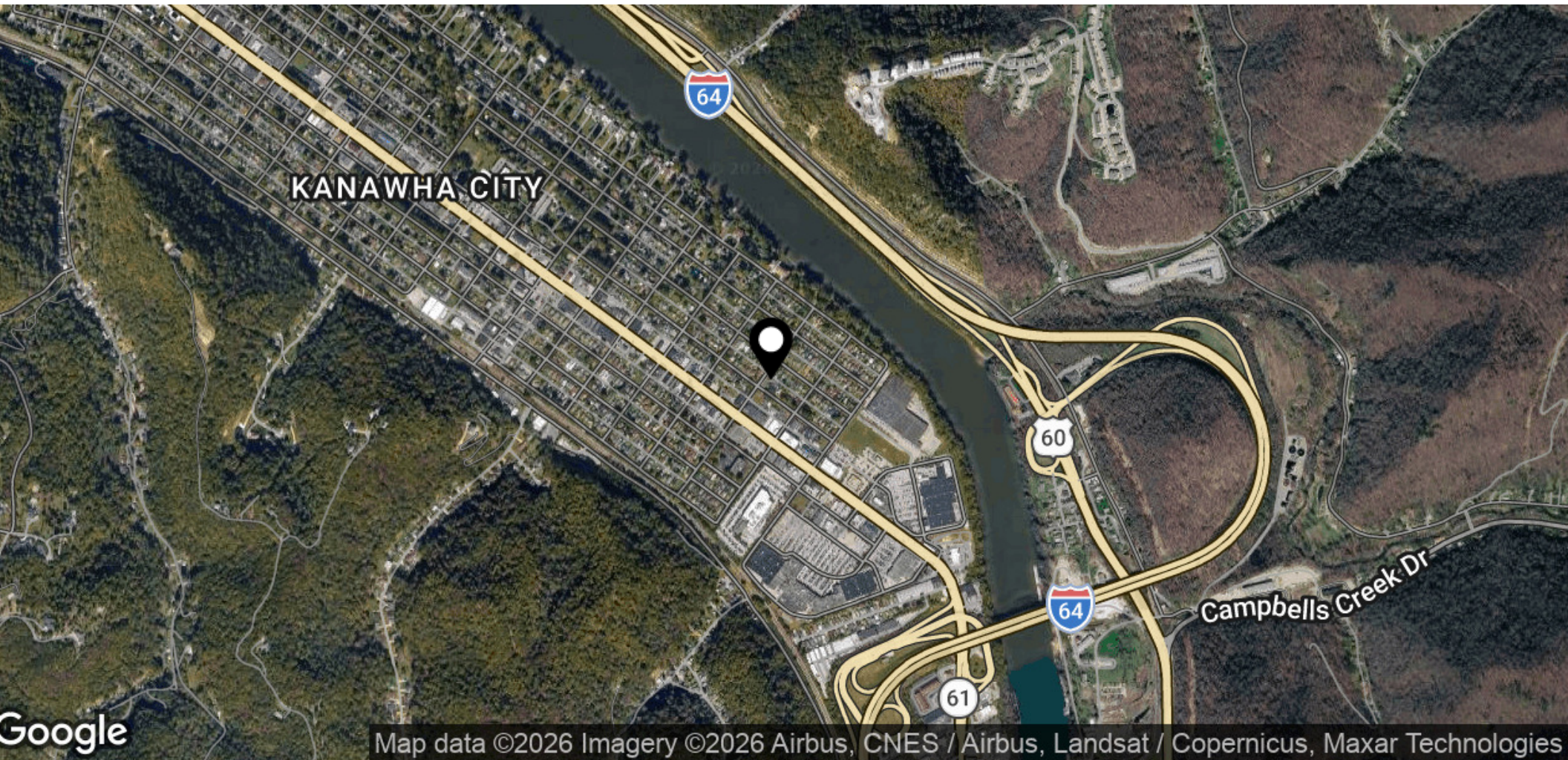


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Location Map



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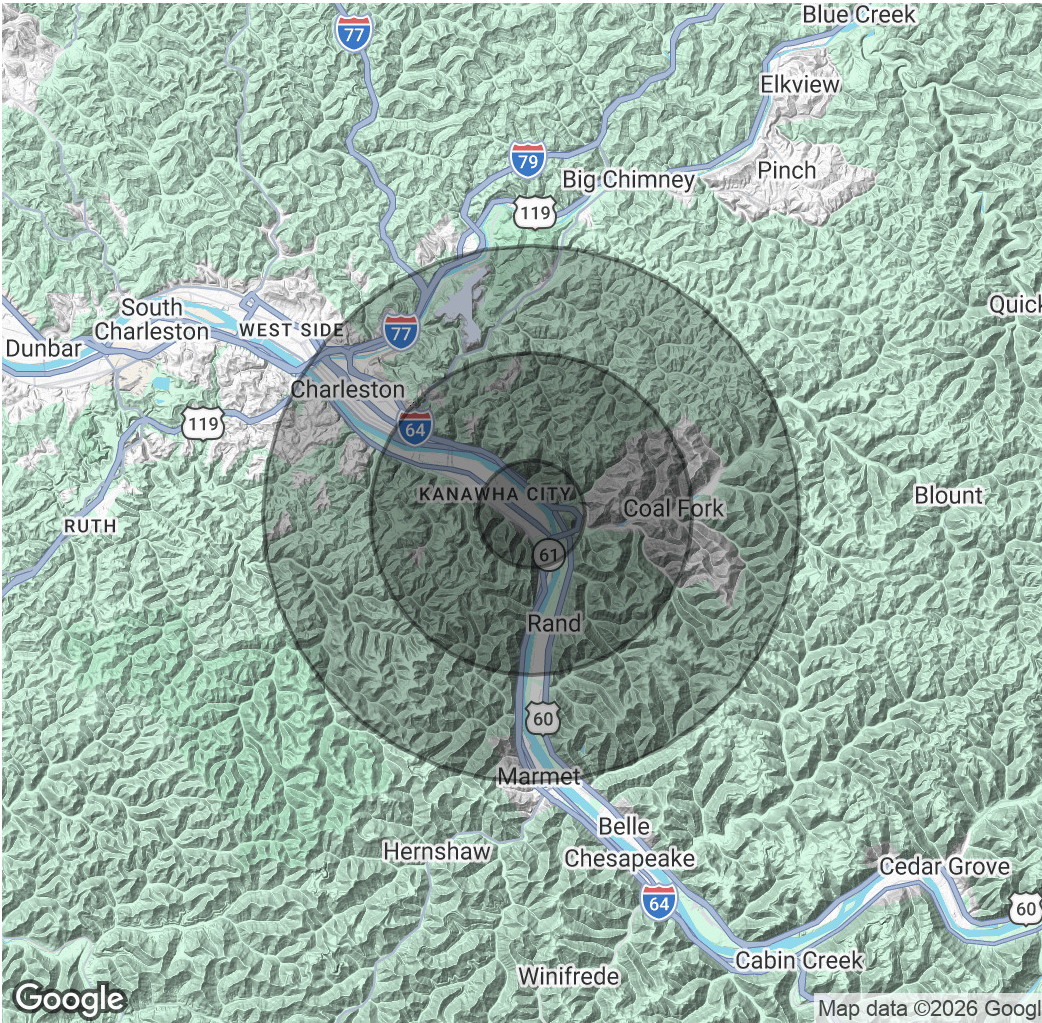
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	2,776	13,996	35,578
Average Age	55.5	44.7	44.8
Average Age (Male)	52.2	42	43
Average Age (Female)	58.3	43.3	45.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,506	6,314	16,314
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$112,065	\$108,183	\$102,353
Average House Value	\$205,352	\$216,527	\$223,334

2023 American Community Survey (ACS)



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Advisor Bio 1



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