



Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR SALE
OFFICE BUILDING
MARKETING FLYER



205 10TH STREET
FAIRMONT, WV 26554



SHEETZ

205 10TH STREET

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OFFICE BUILDING FOR SALE

SALE PRICE / \$375,000

GROSS BUILDING SIZE / 7,560 (+/-) SQ FT

GROSS LOT SIZE / 0.275 ACRE

PROPERTY TYPE / OFFICE

OFF-STREET PARKING / 6 (+/-) SPACES

CITY LIMITS / INSIDE

**PROPERTY HIGHLIGHTS / MULTI-TENANT
AVAILABILITY, CLOSE TO MANY AMENITIES**

**205 10TH STREET
FAIRMONT, WV 26554**

Property Overview

- Two-story office building totaling approximately 7,560 (+/-) square feet
- Built in 1957 with comprehensive renovations completed in 2024

Building Features

- Four individual office suites with flexible layout options
- Rear warehouse area equipped with a loading dock and overhead door

Occupancy & Income

- Suite 2 currently leased to a non-profit tutoring organization, providing existing income
- Remaining suites are vacant and ready for owner-user occupancy or additional tenants

Parking & Access

- Six off-street parking spaces located on-site
- Free on-street parking available along 10th Street

Location & Security

- Located within Fairmont city limits with convenient access to local amenities
- Property includes an on-site security system for added protection

FOR SALE
OFFICE BUILDING - LOCATED 2.8 MILES OFF I-79, EXIT 136
205 10TH STREET · FAIRMONT, WV 26554 • 7,560 SQ FT

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

- Total Building Size: 7,560 (+/-) square feet
- Lot Size: 0.275 (+/-) acre
- Year Built: 1957
- Year Renovated: 2024
- Building Type: Office

LEGAL DESCRIPTION / ZONING

- Inside city limits of Fairmont
- Parcel 110, Tax Map 6, Fairmont Corp
- Deed Book 1260, Page 365
- Zoning: Dual-zoned Commercial and Residential

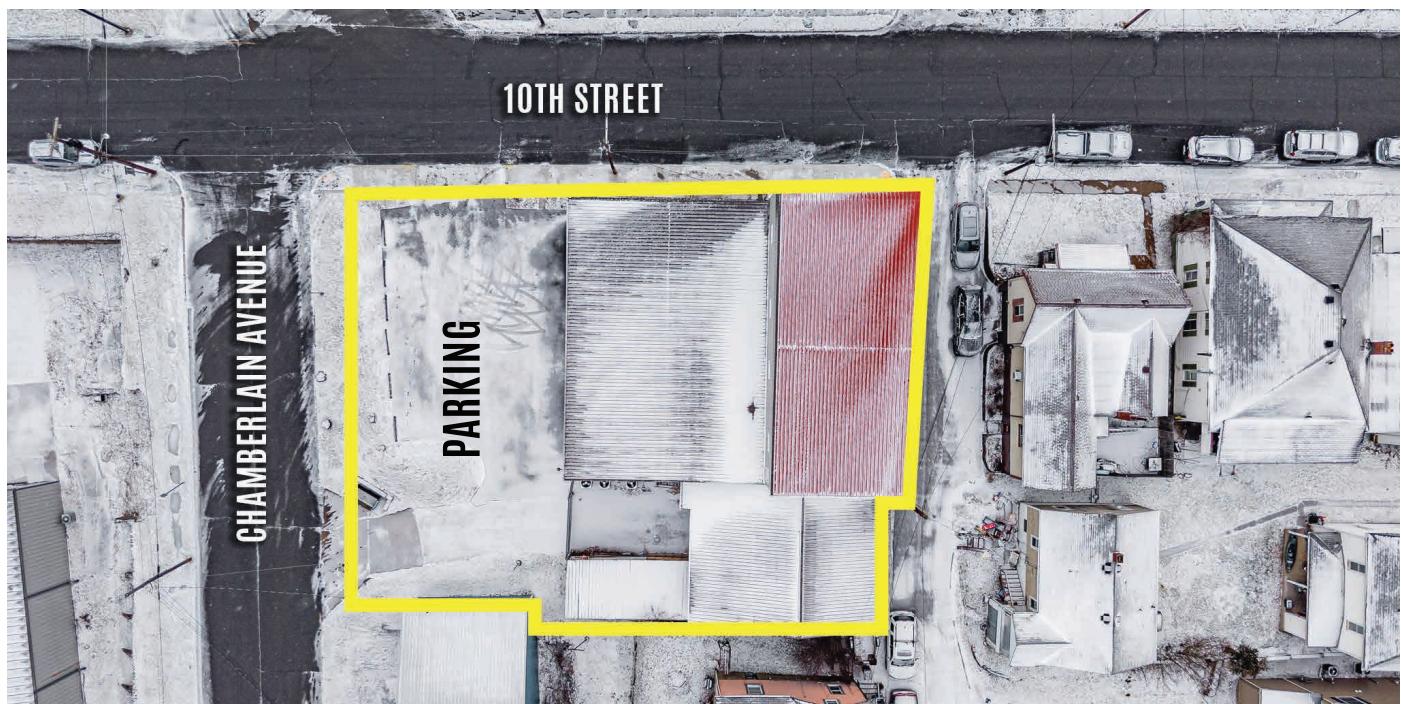
INGRESS / EGRESS / PARKING

- Ingress/egress off of 10th Street from Chamberlain Avenue
- 6 (+/-) off-street parking spaces on paved lot

UTILITIES

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

| UTILITY | PROVIDER |
|------------------|--------------------|
| Electric | First Energy |
| Natural Gas | Hope Gas |
| Water | City of Fairmont |
| Sewer | City of Fairmont |
| Trash | Republic Providers |
| Cable / Internet | Multiple Providers |



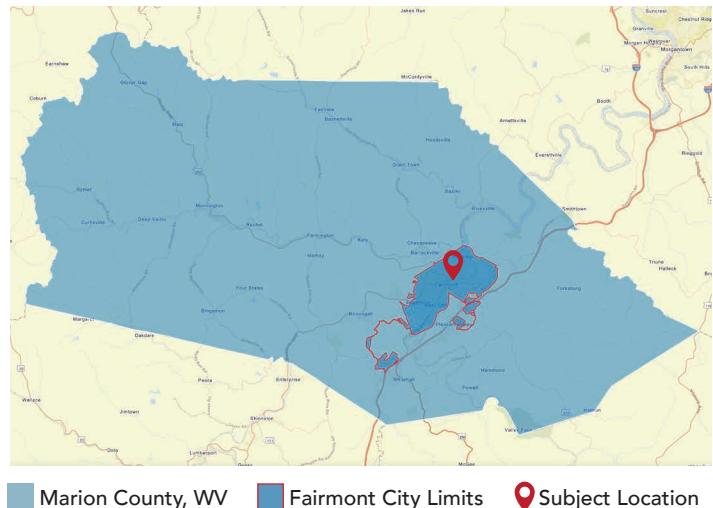
LOCATION ANALYSIS

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.

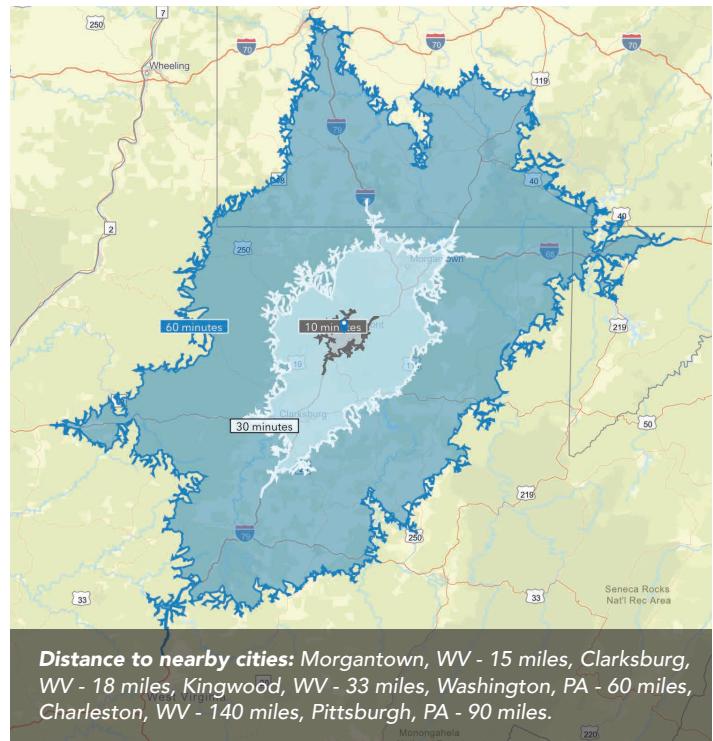
Marion County has a total population of 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

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 Axe, 2025.



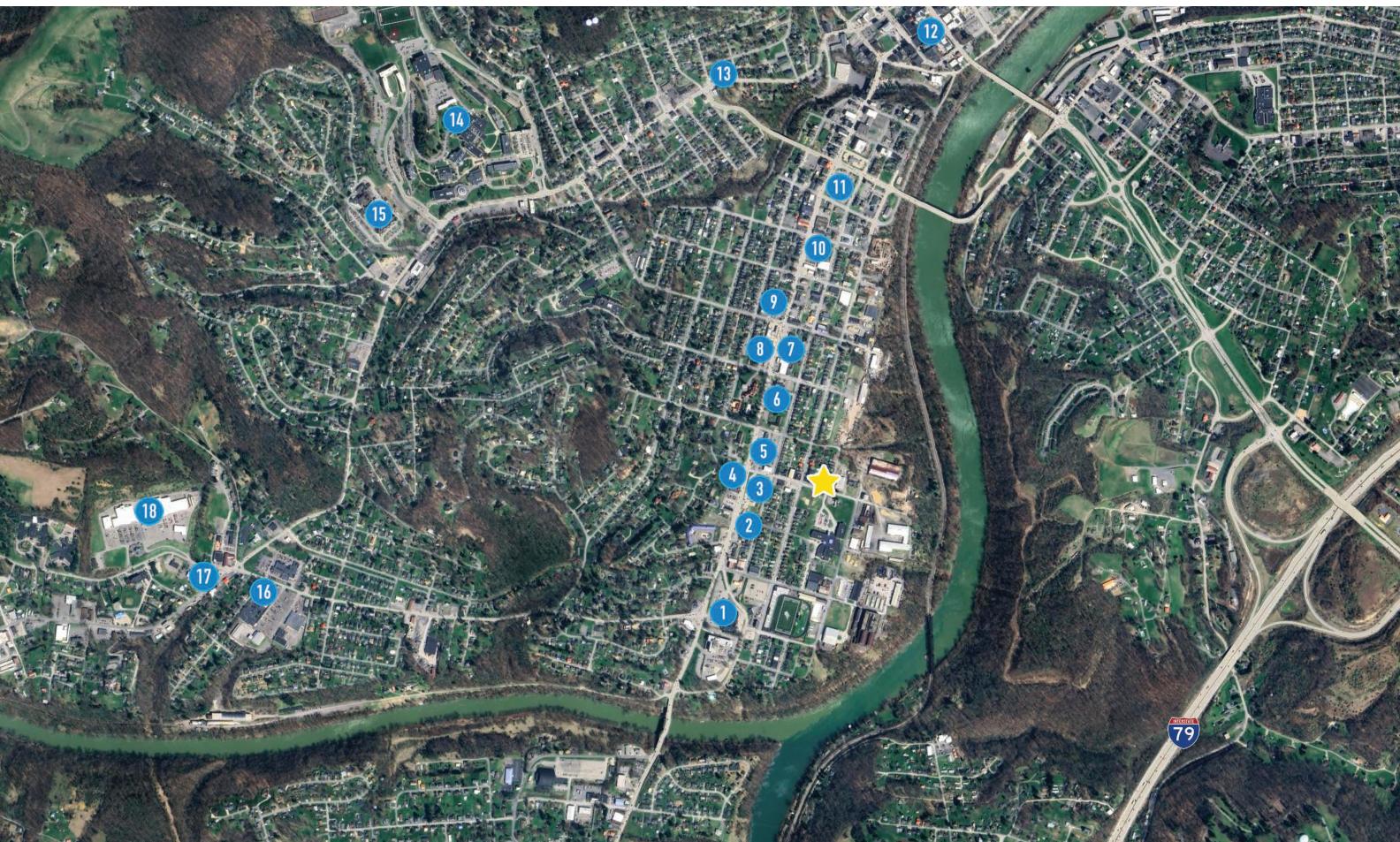
Marion County, WV Fairmont City Limits Subject Location



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 shows a Google Earth map. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 205 10th Street is located approximately 2.8 miles from I-79 (Exit 136).

- ① Price Cutter, Little Caesars Pizza
- ② Long John Silver's
- ③ Sheetz
- ④ Dunkin' Donuts
- ⑤ McDonald's
- ⑥ Burger King
- ⑦ Exxon
- ⑧ Go Mart
- ⑨ Walgreens
- ⑩ Papa Johns Pizza
- ⑪ CVS, Truist
- ⑫ Dollar General
- ⑬ Exxon
- ⑭ Fairmont State University
- ⑮ Fairmont Medical Center
- ⑯ Big Lots
- ⑰ Wendy's
- ⑱ Food Lion, Planet Fitness, O'Reilly Auto Parts

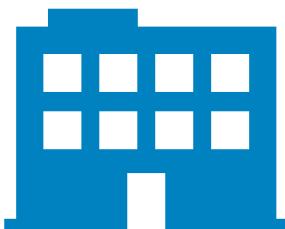
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



27,803

Total Population



1,011

Businesses



27,803

Daytime Population



\$168,618

Median Home Value



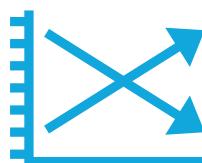
\$33,493

Per Capita Income



\$60,200

Median Household Income



-0.2%

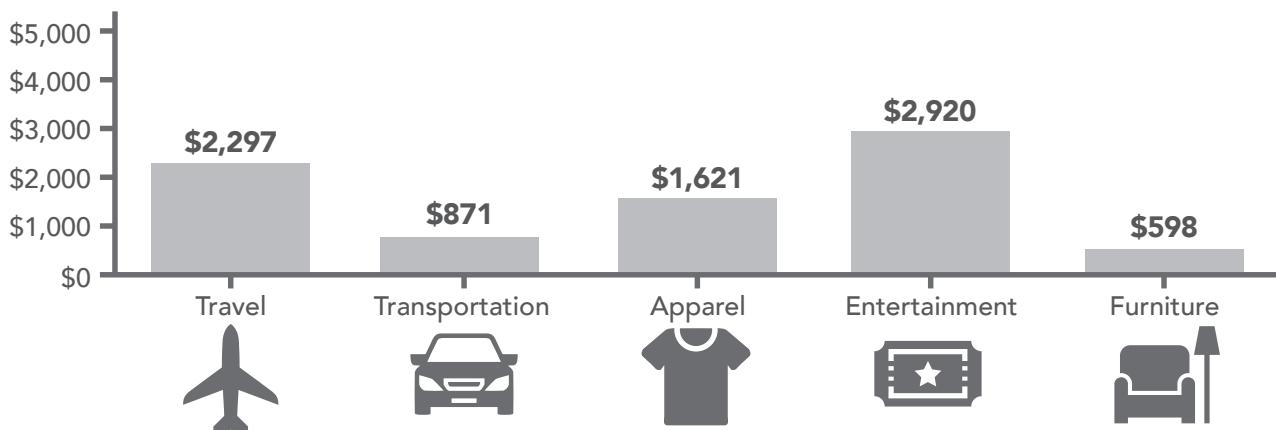
2025-2030 Pop Growth Rate



13,574

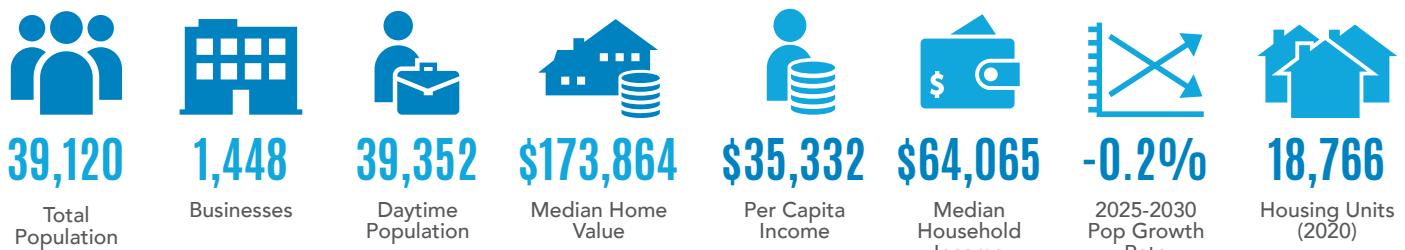
Housing Units (2020)

KEY SPENDING FACTS

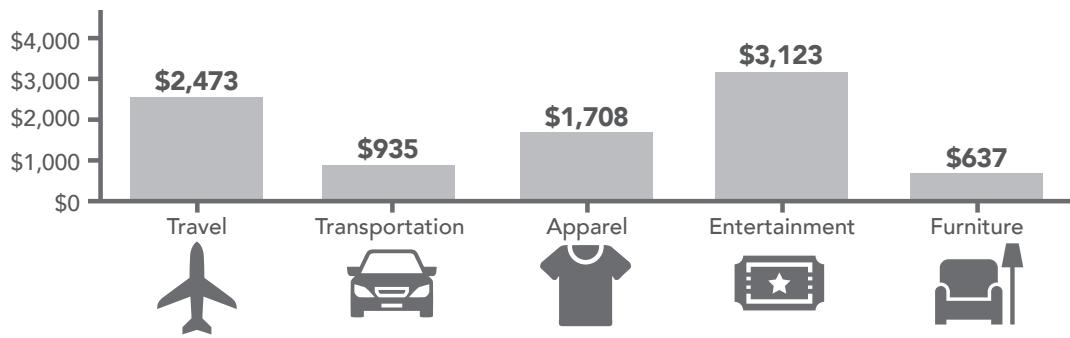


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

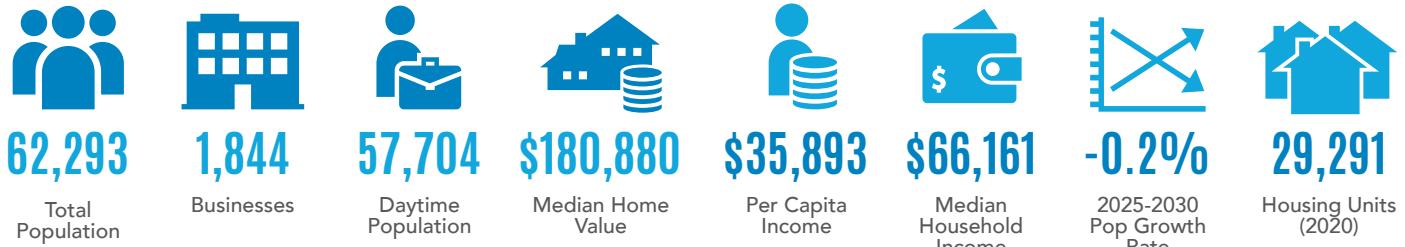
5 MILE RADIUS



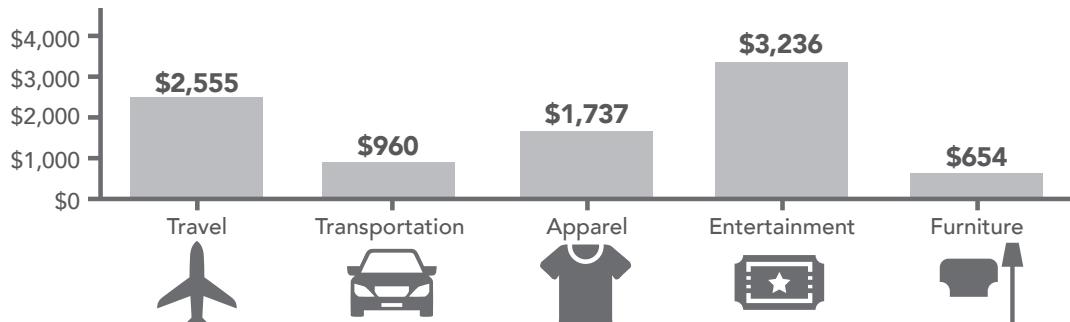
KEY SPENDING FACTS



10 MILE RADIUS



KEY SPENDING FACTS



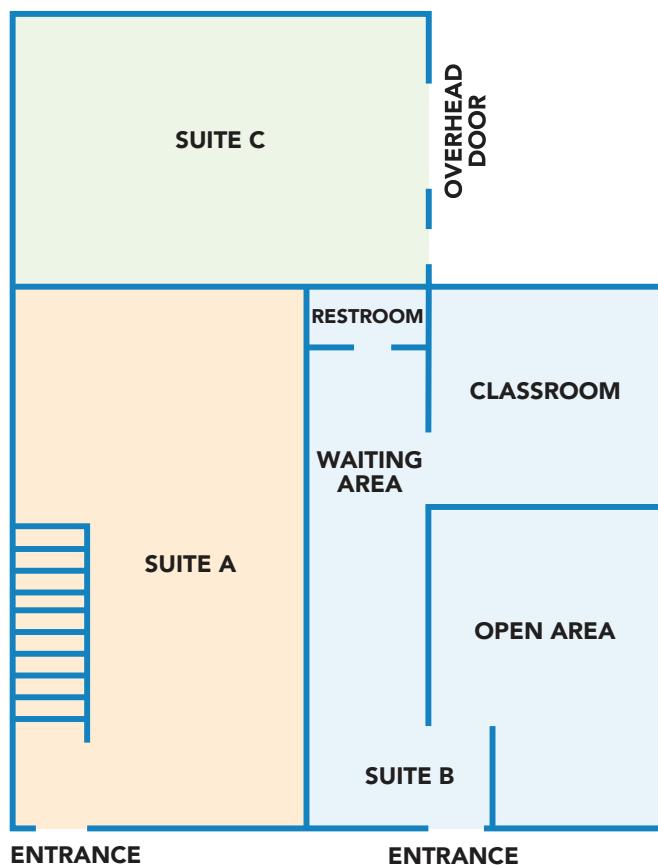
FLOOR PLANS

7,560 (+/-) SQUARE FEET

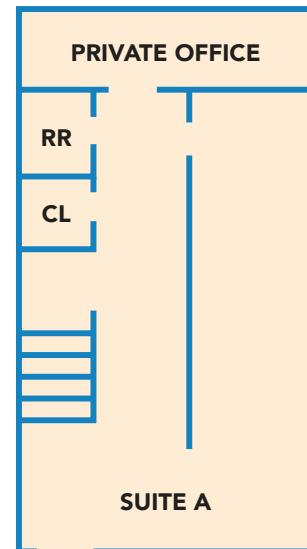
As illustrated in the floor plan below, Suite A is located on the left side of the property and includes both ground-level and second-floor space. The ground level of Suite A is currently unfinished, while the second level has been renovated and is configured for office use. Suite B is the brick building on the

right which includes one section that is currently occupied. Suite C located at the rear of the building consists of warehouse area featuring an overhead door, ideal for loading and access. *Floor plan may not be exact.

GROUND LEVEL

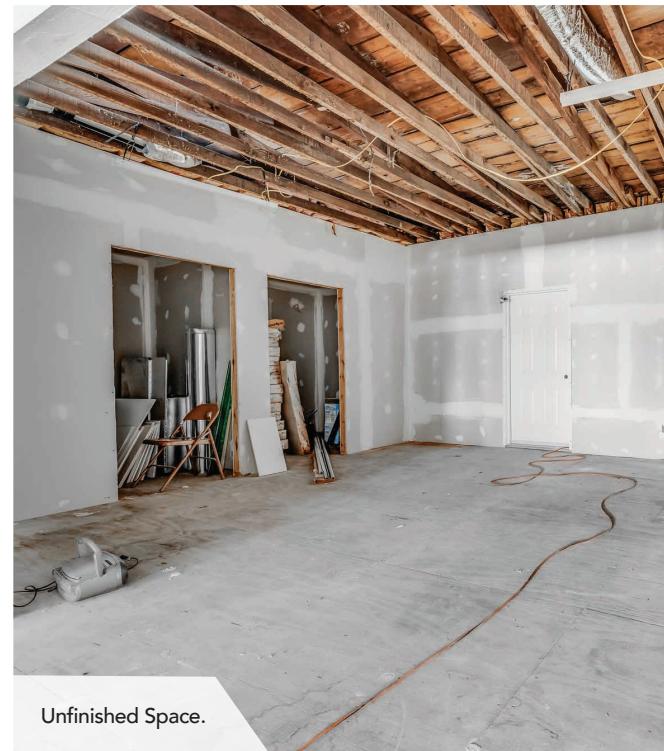
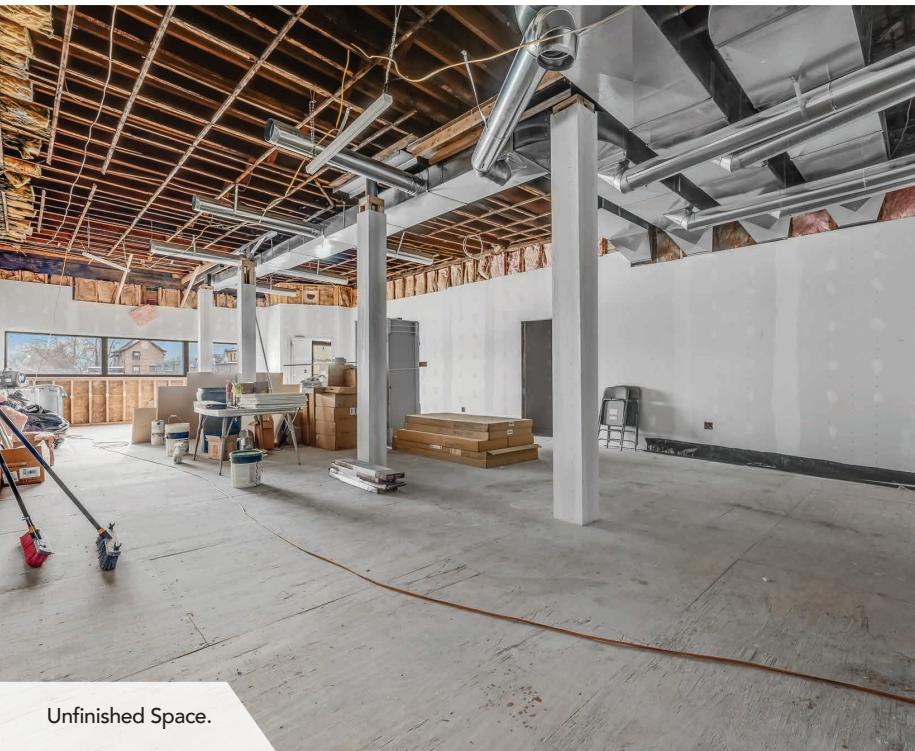


SECOND LEVEL

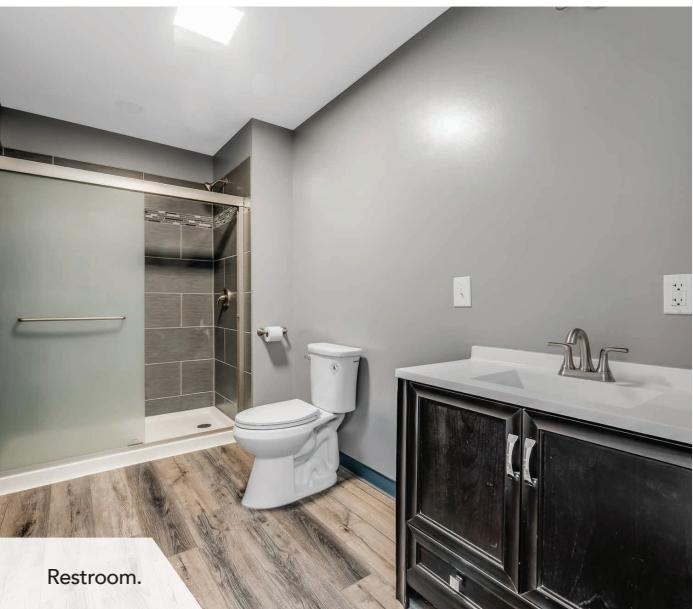
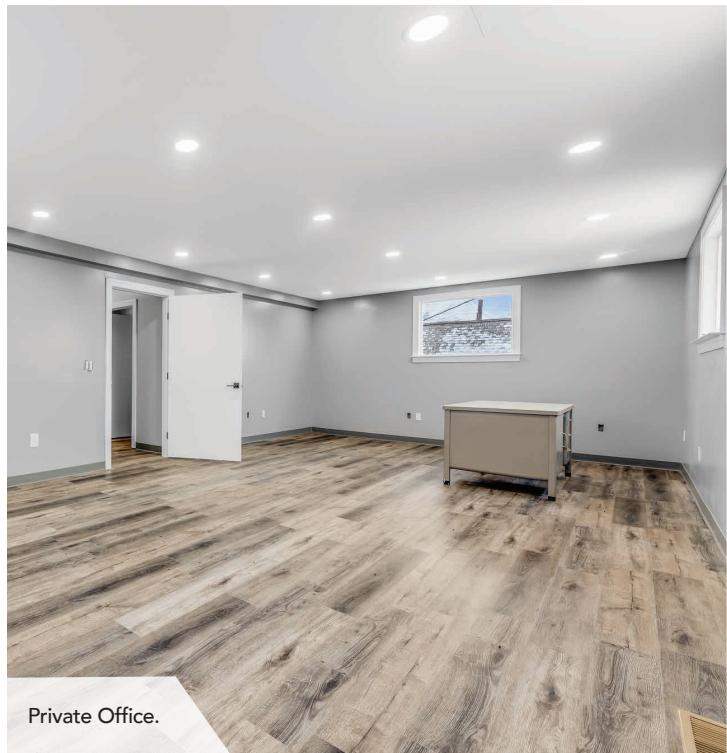


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INTERIOR PHOTOS (SUITE A - GROUND LEVEL)



INTERIOR PHOTOS (SUITE A - SECOND LEVEL)

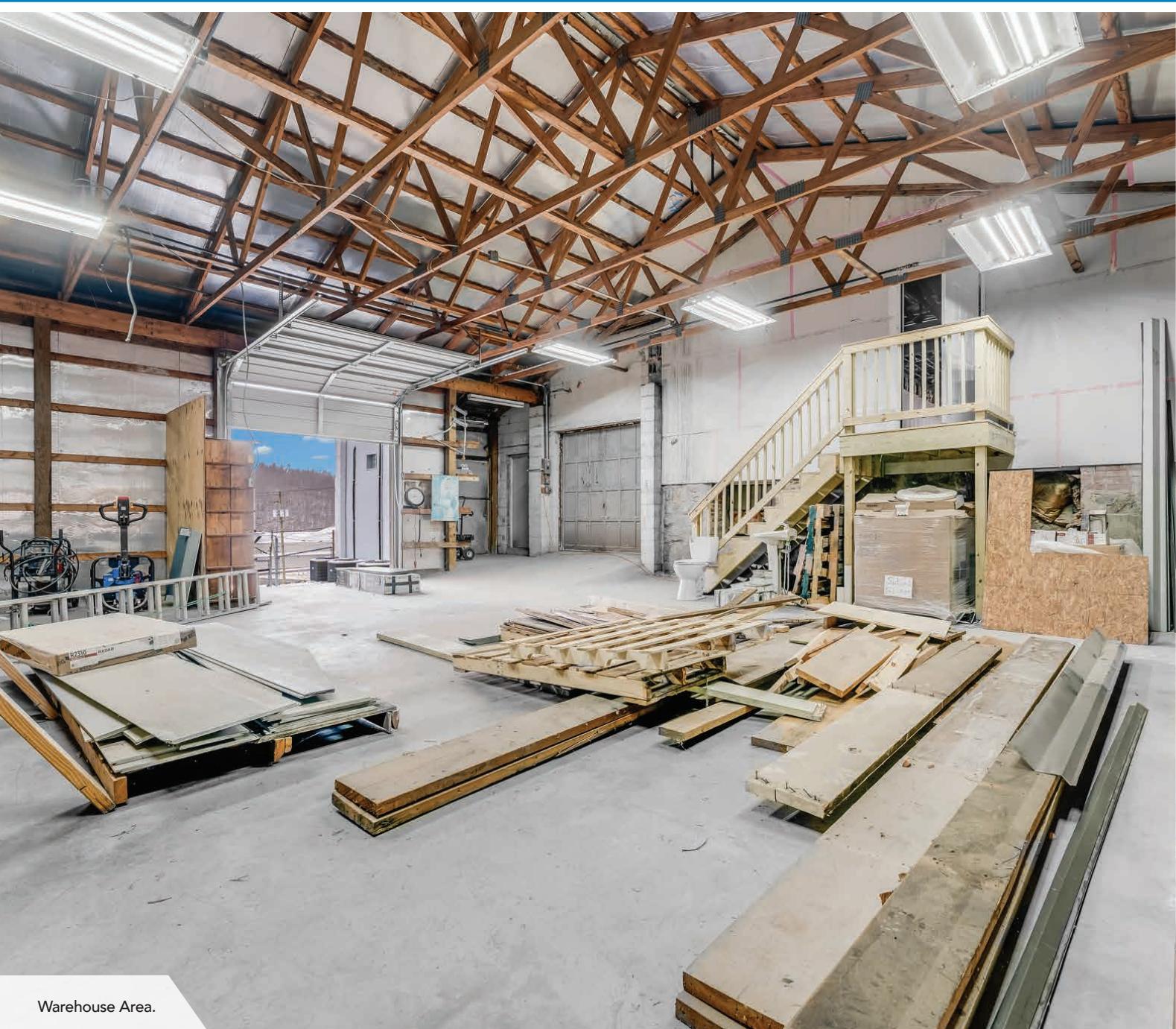


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INTERIOR PHOTOS (SUITE B - GROUND LEVEL)

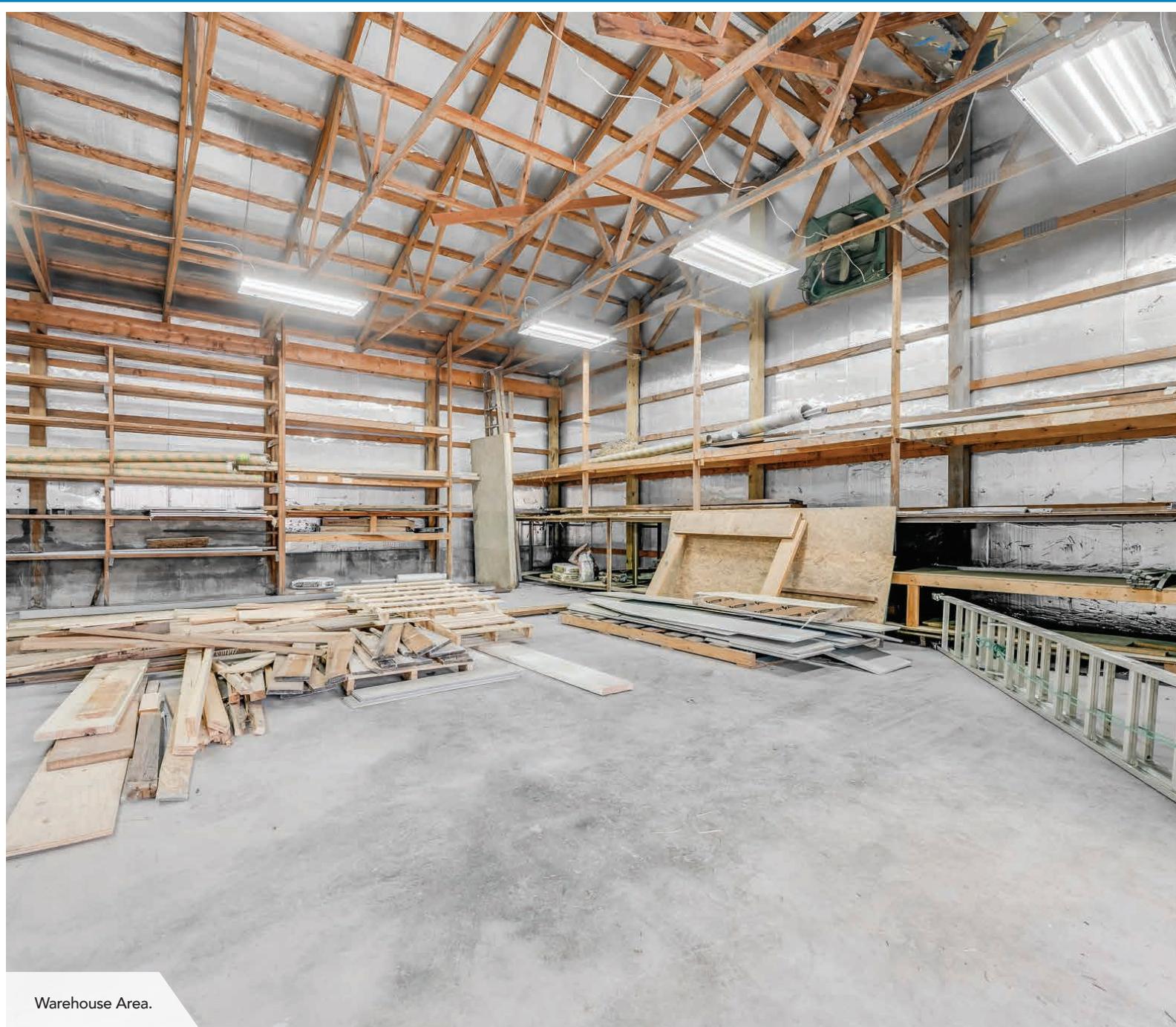


INTERIOR PHOTOS (SUITE C - GROUND LEVEL)



Warehouse Area.

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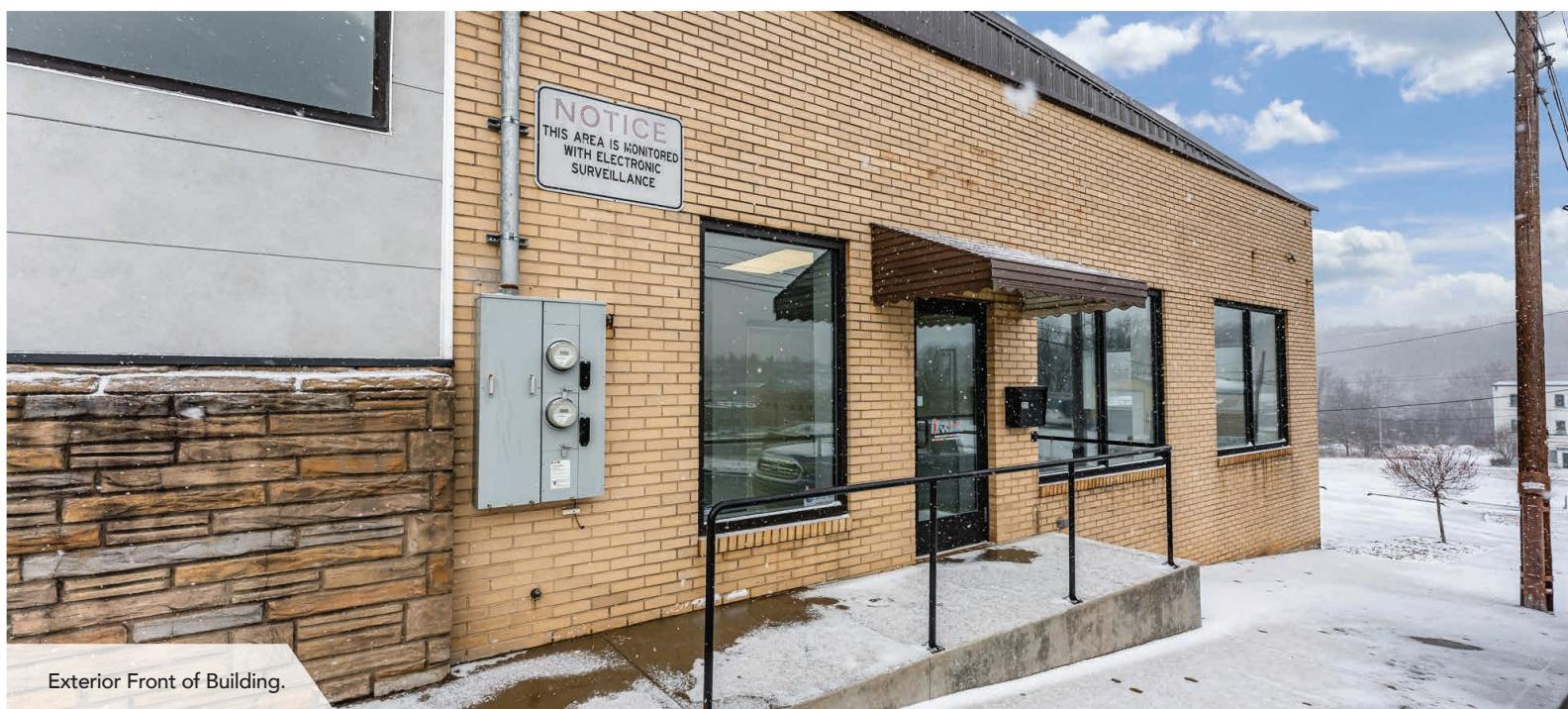


Warehouse Area.

EXTERIOR PHOTOS



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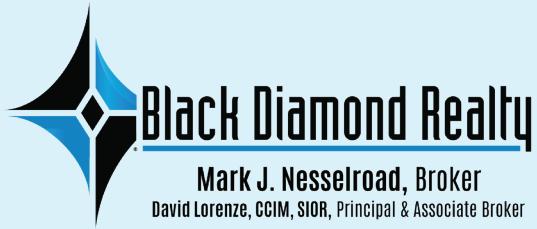
AERIAL PHOTOS



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Aerial Facing Southeast.



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