

# 601 Avery St

Parkersburg, WV 26101

Exclusively Represented By:

**Steve Shaver**

Broker

304 482 7500

steveshaver30@yahoo.com

OFFICE SPACE FOR SALE



## Offering Summary

Price	\$675,000
Price / GSF	\$35.74
GSF	20,955 SF
Site Size	0.71 Acres
Year Built	1900

## Property Overview

Take advantage of this Opportunity to own this Five Story Building in a Valuable Downtown Commercial Location. (Approx 20,000+ total Square/Footage) Featuring an Elevator, New Roof in 2024, Great views of downtown Parkersburg and a 45- 50 car parking lot. This building can be used for Corporate, Medical or legal Offices. Also has the potential to convert any of the floors to residential - Multifamily units. 11 foot unfinished ceiling height. Floors One and Five are currently leased.

Call agent 24 hours in advance for details and to set up showings.

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5700 Gateway Ste. 200  
Mason, OH 45040  
513.755.4400  
<https://www.bhhs.com/professional-realty-oh301>

**BERKSHIRE  
HATHAWAY**  
HOMES SERVICES

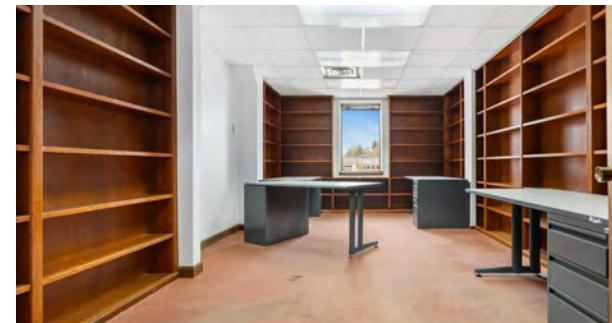
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Additional Photos



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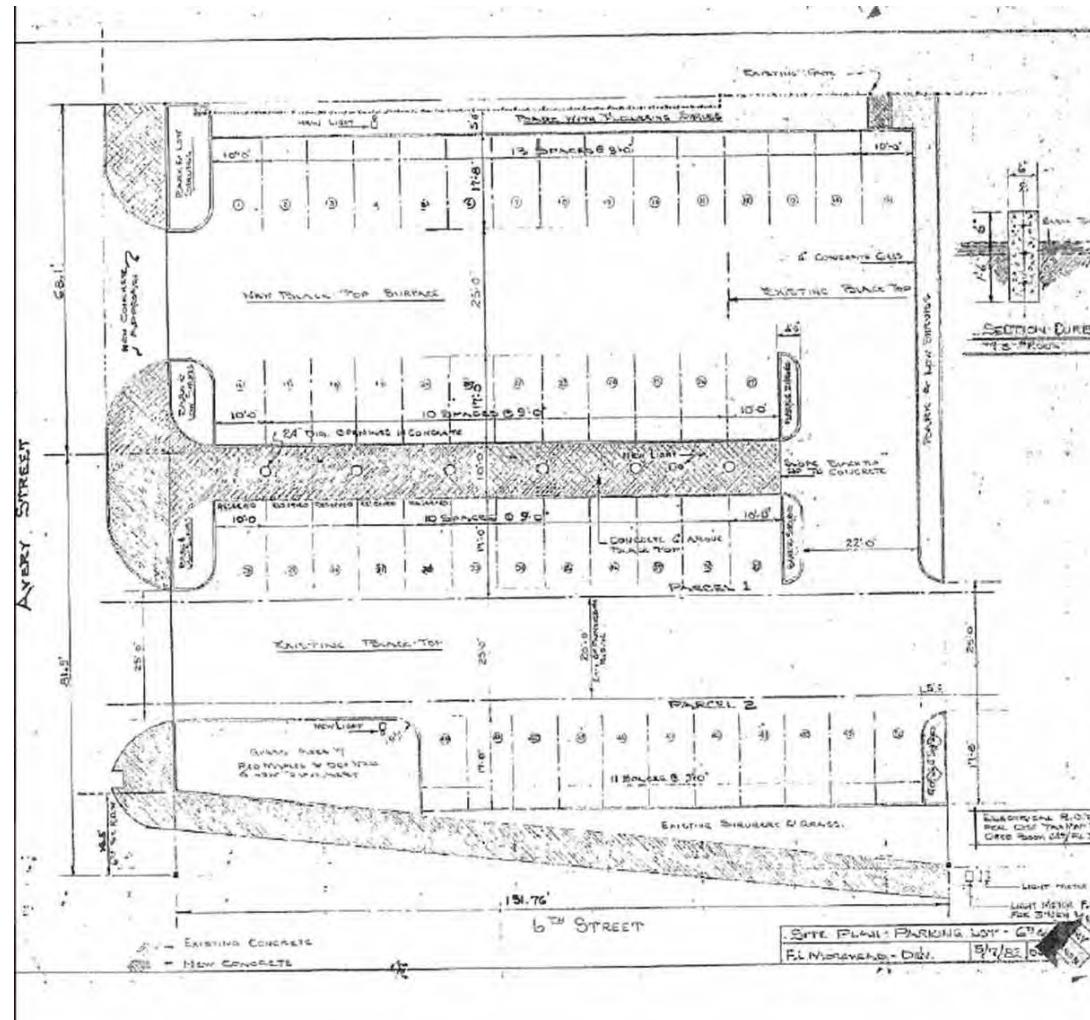
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Plat Map



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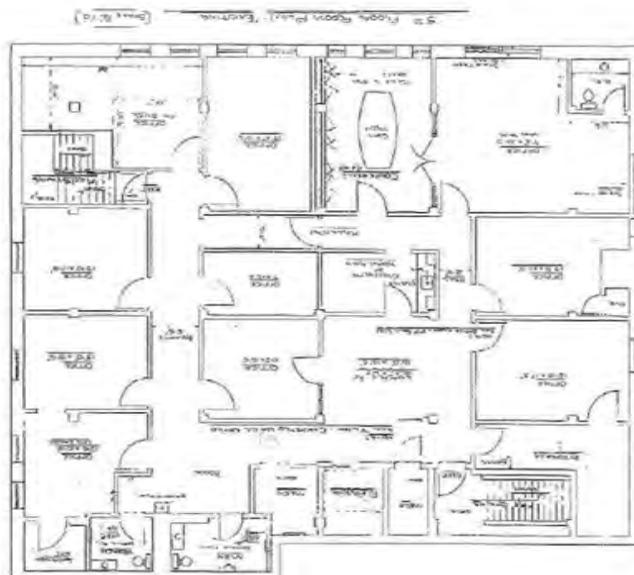
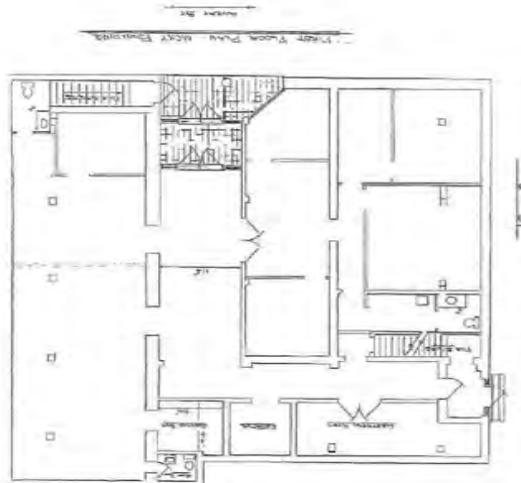
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## Floor Plan



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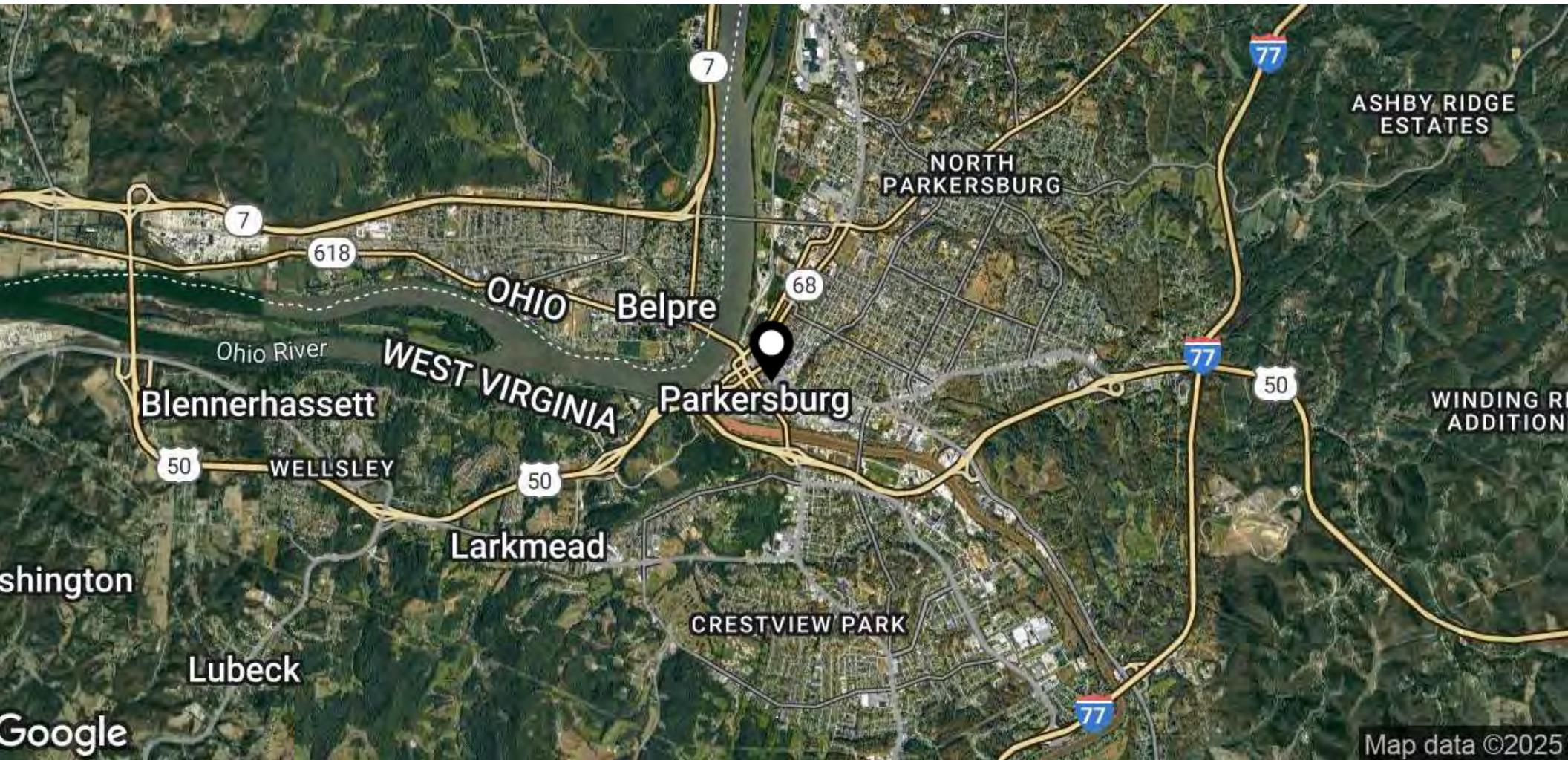
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Location Map



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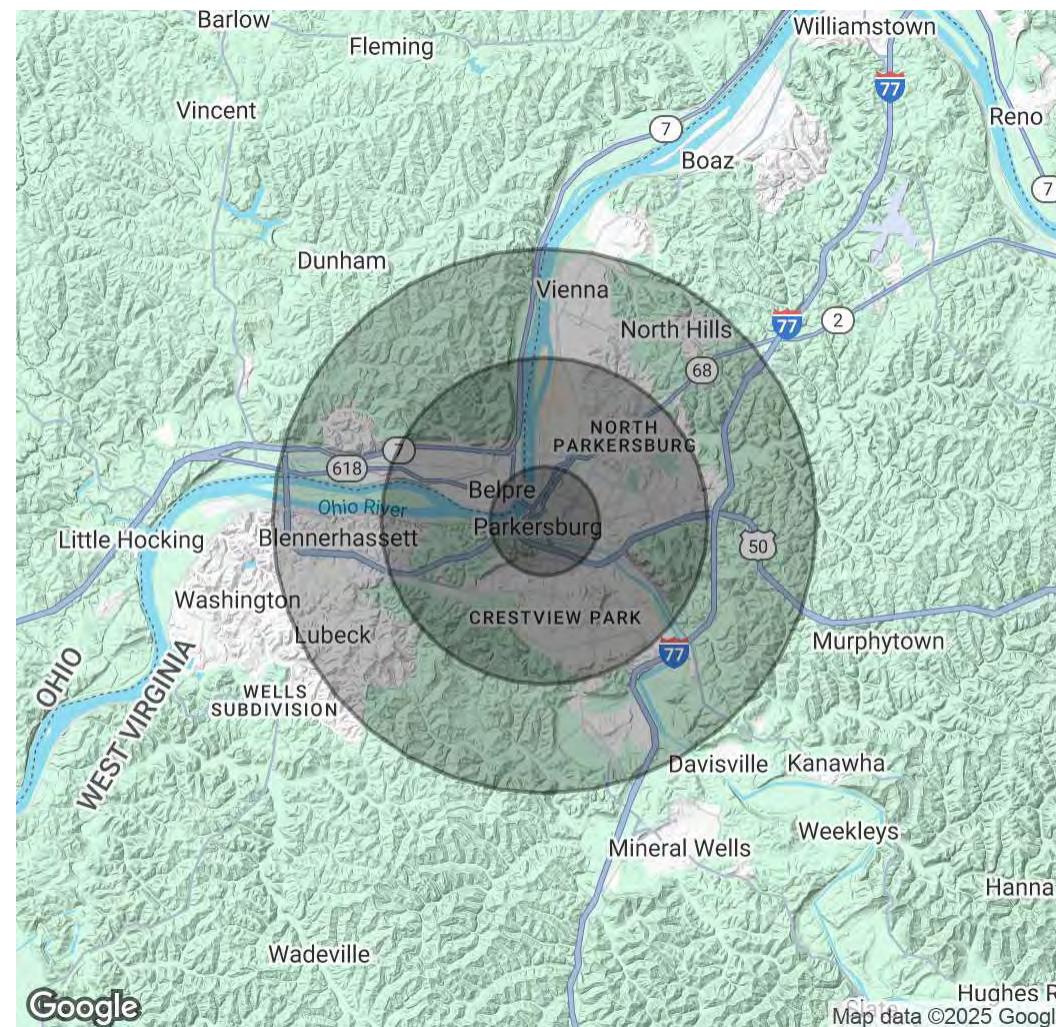
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	5,981	39,988	61,710
Average Age	41	43	43
Average Age (Male)	40	41	42
Average Age (Female)	41	44	45

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,624	18,001	27,384
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$59,016	\$65,727	\$73,232
Average House Value	\$131,964	\$158,937	\$187,042



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