

# Goldman Associates, Inc.

*Commercial and Industrial Real Estate*

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## *Listing Agreement*

**Property Address:** 1422 & 1424 Ohio Avenue, Dunbar, Kanawha County, West Virginia 25064

**Type Property:** One-Story Office/Warehouse Building

**Tax District:** Dunbar **Tax Map/Parcel:** 11/246 & 247

**Annual Taxes:** \$4,608.18 (2024) **Deed Book/Page:** 2868/523

**Building Size:** 5,475 ± Gross Square Feet **Lot Size:** 5,838 Square Feet

**Office Space:** 2,600 Square Feet (47.5%)

**Warehouse:** 2,875 Square Feet

**Site Description:** The property has frontage along the north side of Ohio Avenue and the south side of Leone Lane, which places the property on the western fringe of the Dunbar Central Business District. It is a level site that is at road grade and rectangular in shape. The site has access to all public infrastructure and is located within a high risk flood hazard area. It has onsite parking for 2 vehicles and street parking is available along Ohio Avenue. The property is zoned B-2, General Business District, according to representatives with the Town of Dunbar. A survey is available.

### **Improvement Description:**

The improvement is a one-story masonry building that is actually two structures that have been combined to be used jointly since 1999. The building was significantly renovated at that time to accommodate an office/warehouse application. It has 2,600 square feet of office space and 2,875 square feet of warehouse space. The building has masonry perimeter support walls with steel and wood roof systems over concrete floors. It has a brick façade with painted stucco and block on the remaining walls. There are overhead access doors on the rear of the building.

**Listing Agent:** Jay Goldman **Sale Price:** \$350,000.00

**Lease Price:** \$10.00 Per Square Foot

