

**46 Park Avenue****Jane Lew****WV 26378****Subdivision:****Status:** Active**Zoning:** None**Disclosures:** Seller's Disclosure Discl, Notice of Agency Relation**Showing Instructions:** Appointment Required, ShowingTime**Lockbox:** Supra # 90011784**Commercial (For Sale)****Area:** Lewis/Jane Lew**County:** Lewis**List Date:** 11/24/2025**Update:** 12/1/2025**Exclusive Right to Sell****MLS#:** 10162587**List Price:** \$168,000**Original Price:** \$168,000**Exp. Date:** 5/24/2026

Directions: From I-79, take exit 105 (Jane Lew), at the end of exit ramp turn right onto Main Street/US 19 heading into Jane Lew, turn right onto Main Street for .3 miles, turn right onto Park Street, 46 Park Street is on the right.

List Office: COLDWELL BANKER

001127-00

List Office Phone: 304-472-7100**List Agent:** TINA CUNNINGHAM

WVS250303902

List Agent Phone: Cell: 304-406-2131**Possession:** At closing**List Agent 2:****List Agent 2 Phone:****Occupied:****Owner 1:** JANE LEW MEMORIAL POST 166**Owner 3:****Owner 5:****Owner 2:****Owner 4:****Owner 6:****Office SqFt:****Studio** **1 BDRM** **2 BDRM** **3 BDRM** **4 BDRM****Warehouse SqFt:****# Units This Type:****Retail SqFt:****# Full Baths:****Industrial SqFt:****# Partial Baths:****Residential SqFt:****Square Feet:****Total SqFt:** 1248**Monthly Rent:****Lot Dim:** 57 x 177 x 72 **Frontage Ft:** 57**No. Vacant:****Lot SqFt:** **Acres:** 0.270000**Appliances Inc.:****Foundation Dim:****No. of Restrooms:** 2**Zoning Description:****No. Tenants:****# of Units:** 1 **Year Built:** 1967**Percent Leased:****# of Stories:** 1.00 **Business Included:****Divisible:****# of Elevators:** **Current Use:** Meetings and Events**Expandable:****Handicap Modified:****For Lease:****Traffic Count:****Max. Floor Load:****Tax Amount:** \$0**Tax Year:** 2025**Property ID#:** 21-05-0002-0116-0000**District:** Jane Lew Corporation**Deed Bk:** 197**Deed Pg:** 107**Map**

0002

Parcel #: 0116**Legal Des.:**

LOT 1 FLESHER ADDN 57 X 177 X 72 X 22 X 157 LOT JANE

Insurance Exp.:**Fuel Exp.:****Gross Income:****Maintenance Exp.:****Water/Sewer Exp.:****Operating Exp.:****Electric Exp.:****Other Exp. Name:****Net Income:****Management Exp.:****Other Exp.:****Vacancy Factor:****Lot Desc.:** Flood Plain**Electricity:** 100 Amps, 200 Amps**Parking:** Off Street, Paved, Street**Roof:** Metal**Road Frontage:****Flooring:** Wood, Vinyl, Luxury Vinyl Plank**Ext. Features:** Crawl Space**Foundation:** Concrete, Block**Int. Features:** Public Restrooms**Heating:** Central Heat, Forced Air, Gas**Construction:** Frame, Block, Wood, Concrete**Cooling:** Central Air, Ceiling Fan(s)**Water/Sewer:** City Sewer, City Water

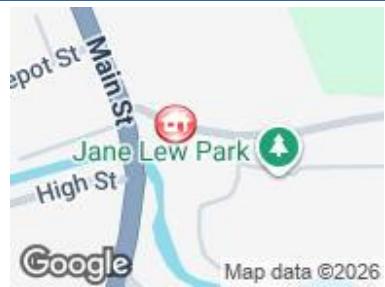
Discover a versatile 1,248 sq ft commercial building offering endless possibilities - perfect for retail, office, event space, studio, or small business use. This property features an 874 sq ft main room, providing spacious, open layout ideal for gatherings, customer areas, or adaptable business configurations. A full 12 x 20 kitchen, complete with a 10 x 6 pantry, makes this space especially well-suited for events, catering, meetings, or food-related businesses. The building includes two restrooms, wood plank flooring with original hardwood underneath, and a crawl space (accessible from the exterior). Additional features include: metal roof installed in early 2000's, two separate tax parcels - the second lot is an asphalt parking lot, providing plentiful off-street parking and convenience for customers or events.

Closed Date:**Selling Office:****How Sold:****Selling Agent:****Sold Price:****Market Time:** 47**Selling Agent 2:**

ALL FIELDS DETAIL



(48) MLS #	10162587
(51) Class	Commercial (For Sale)
(52) Type	Mixed Use
(53) Area	Lewis/Jane Lew
(54) List Price	\$168,000
(55) Address	46 Park Avenue
(57) City	Jane Lew
(58) State	WV
(59) Zip	26378
(60) Status	Active
(61) Sale/Lease	For Sale
(159) IDX Include	Y



GENERAL

(42) FIPS	54041	(44) VOW Include	Yes
(45) VOW Address	Yes	(46) VOW Comment	Yes
(47) VOW AVM	Yes	(62) # of Stories	1.00
(63) Agent	TINA CUNNINGHAM - Cell: 304-406-2131	(64) Listing Office 1	COLDWELL BANKER ARMSTRONG-DAVIS REALTY, INC - 304-472-7100
(67) Listing Date	11/24/2025	(68) Expiration Date	5/24/2026
(69) Type	Exclusive Right to Sell	(73) Property ID No.	21-05-0002-0116-0000
(74) Owner Name	JANE LEW MEMORIAL POST 166 THE AMERICAN LEGION	(75) Directions	From I-79, take exit 105 (Jane Lew), at the end of exit ramp turn right onto Main Street/US 19 heading into Jane Lew, turn right onto Main Street for .3 miles, turn right onto Park Street, 46 Park Street is on the right.
(77) Possession	At closing	(79) County Code	Lewis
(80) District	Jane Lew Corporation	(82) Zoning	None
(85) Map Page	0002	(86) Parcel #	0116
(87) Deed Book	197	(88) Deed Page	107
(90) Legal Description	LOT 1 FLESHER ADDN 57 X 177 X 72 X 22 X 157 LOT JANE LEW 79 X 142 X 135 X 80	(91) Agent Hit Count	65
(92) Client Hit Count	0	(93) Lockbox #	90011784
(100) Total SqFt	1248	(102) Frontage Feet	57
(103) # of Acres	0.270000	(105) Lot Dimension	57 x 177 x 72 x 22 x 157
(107) Year Built	1967	(108) # of Units	1
(109) # of Restrooms	2	(124) Current Use	Meetings and Events
(160) Update Date	12/1/2025	(161) Status Date	11/29/2025
(162) HotSheet Date	11/29/2025	(163) Price Date	11/24/2025
(164) Board ID	Weston/Buckhannon BOR	(166) Input Date	11/24/2025 12:51 PM
(167) Associated Document Count	3	(168) Original Price	\$168,000
(25) Days On Market	47	(29) Days On MLS	47
(26) Price Per SqFT	\$134.62	(16) City Limits	Yes
(2) Gate Code	No	(196) Lockbox	Supra
(70) Photo	No	(17) Geocode Quality	Exact Match
(24) Picture Count	14	(30) Input Date	11/24/2025 12:51 PM
(31) Update Date	12/1/2025 12:11 PM	(801) Delayed Marketing?	No
(803) Floor Plans Count	0		

FEATURES

EXTERIOR FEATURES	ELECTRICITY	INTERIOR FEATURES	MISCELLANEOUS SEARCH
Crawl Space	100 Amps	Public Restrooms	Office Space < 2500 SqFt
CONSTRUCTION	200 Amps	LOCATION	Retail < 3000 SqFt
Frame	FLOORING	Downtown	Business Opportunity
Block	Wood	LOT DESCRIPTION	APPLIANCES INCL.
Wood	Vinyl	Flood Plain	Range
Concrete	Luxury Vinyl Plank	PARKING	Wall Oven
COOLING	FOUNDATION	Off Street	Microwave
Central Air	Concrete	Paved	Dishwasher
Ceiling Fan(s)	Block	Street	Refrigerator
DISCLOSURES	HEATING	ROOF	SHOWING INSTRUCTIONS
Seller's Disclosure Discl	Central Heat	Metal	Appointment Required
Notice of Agency Relation	Forced Air	WATER/SEWER	ShowingTime
	Gas	City Sewer	

FEATURES

City Water

FINANCIAL

(181) Tax Amount \$ \$0

(182) Tax Year 2025

AGENT REMARKS

(183) Agent Remarks Seller's Disclosure LBP NOA Lockbox is in the back of the building under the porch - crawl space door knob.

REMARKS

(184) Remarks Discover a versatile 1,248 sq ft commercial building offering endless possibilities - perfect for retail, office, event space, studio, or small business use. This property features an 874 sq ft main room, providing spacious, open layout ideal for gatherings, customer areas, or adaptable business configurations. A full 12 x 20 kitchen, complete with a 10 x 6 pantry, makes this space especially well-suited for events, catering, meetings, or food-related businesses. The building includes two restrooms, wood plank flooring with original hardwood underneath, and a crawl space (accessible from the exterior). Additional features include: metal roof installed in early 2000's, two separate tax parcels - the second lot is an asphalt parking lot, providing plentiful off-street parking and convenience for customers or events.

ADDITIONAL PICTURES



DISCLAIMER

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