
ENDLESS POSSIBILITIES FOR A VARIETY OF USES

81 Evick Drive, Franklin, WV 26807

Executive Summary



OFFERING SUMMARY

Sale Price:	\$529,000
Lot Size:	5.45 Acres
Building Size:	44,962 SF
Zoning:	X (Exempt/Religious)
Utilities:	Public Water Public Sewer
Parking:	Private Paved
MLS#:	661336

PROPERTY OVERVIEW

Endless Business Possibilities Located in the heart of the charming and historic town of Franklin, this expansive 44,962 SF property offers exceptional potential for a variety of uses. Situated on more than 5 acres of land, the building is currently configured with 28 classrooms, providing ample space for creative redevelopment. Ideal for: Senior Care Facilities, Medical Offices/Healthcare, Retail/Shopping Centers, Education Centers/Colleges, Residential Apartments, Warehouse/Storage, Motel/Inn, Mixed-Use Development, Subsidized Housing, and more! With ample parking and easy accessibility, this property presents a fantastic opportunity for investors or developers looking to create something special in a town known for its historical character and small-town charm. Whether you're envisioning a revitalized educational facility, a medical complex, or a modern residential development, this space is ready for transformation. This is a rare opportunity to own a substantial property in a picturesque community with strong potential for growth and success. Bring your vision and investment ideas to life? This property is ready for your next big project.

CO-LISTED WITH SUSAN MELENDEZ, KLINE MAY REALTY

■ (540) 560-4935 or Susan.Melendez@Klinemay.com

For More Information:

Keith May
540.820.7008
keith.may@cottonwood.com

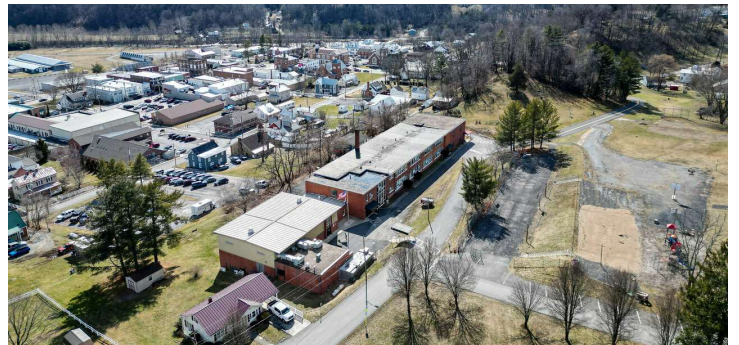
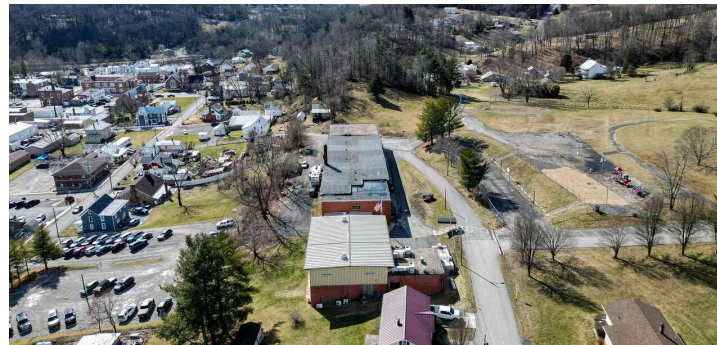
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ENDLESS POSSIBILITIES FOR A VARIETY OF USES

81 Evick Drive, Franklin, WV 26807

Aerial Photos



For More Information:

Keith May

540.820.7008

keith.may@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ENDLESS POSSIBILITIES FOR A VARIETY OF USES

81 Evick Drive, Franklin, WV 26807

Exterior Photos



For More Information:

Keith May

540.820.7008

keith.may@cottonwood.com

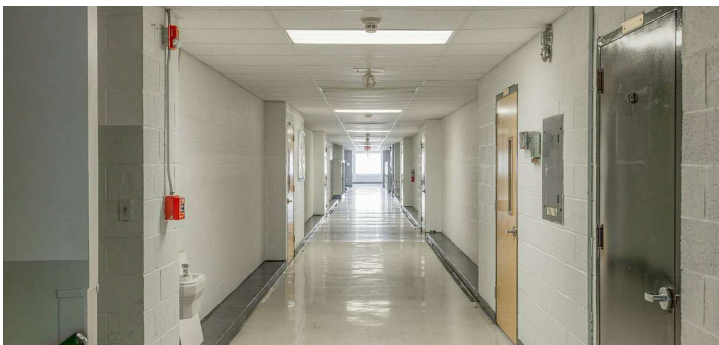
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ENDLESS POSSIBILITIES FOR A VARIETY OF USES

81 Evick Drive, Franklin, WV 26807

Interior Photos



For More Information:

Keith May

540.820.7008

keith.may@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PARCEL ID: 36-04-0005-0012-0000



User Notes:

Map created on January 30, 2025

Legend

Owner(s):

REDEEMING GRACE OUTREACH WORSHIP CENTER

Address:

GRADE SCHOOL LN

Class Type:

Exempt

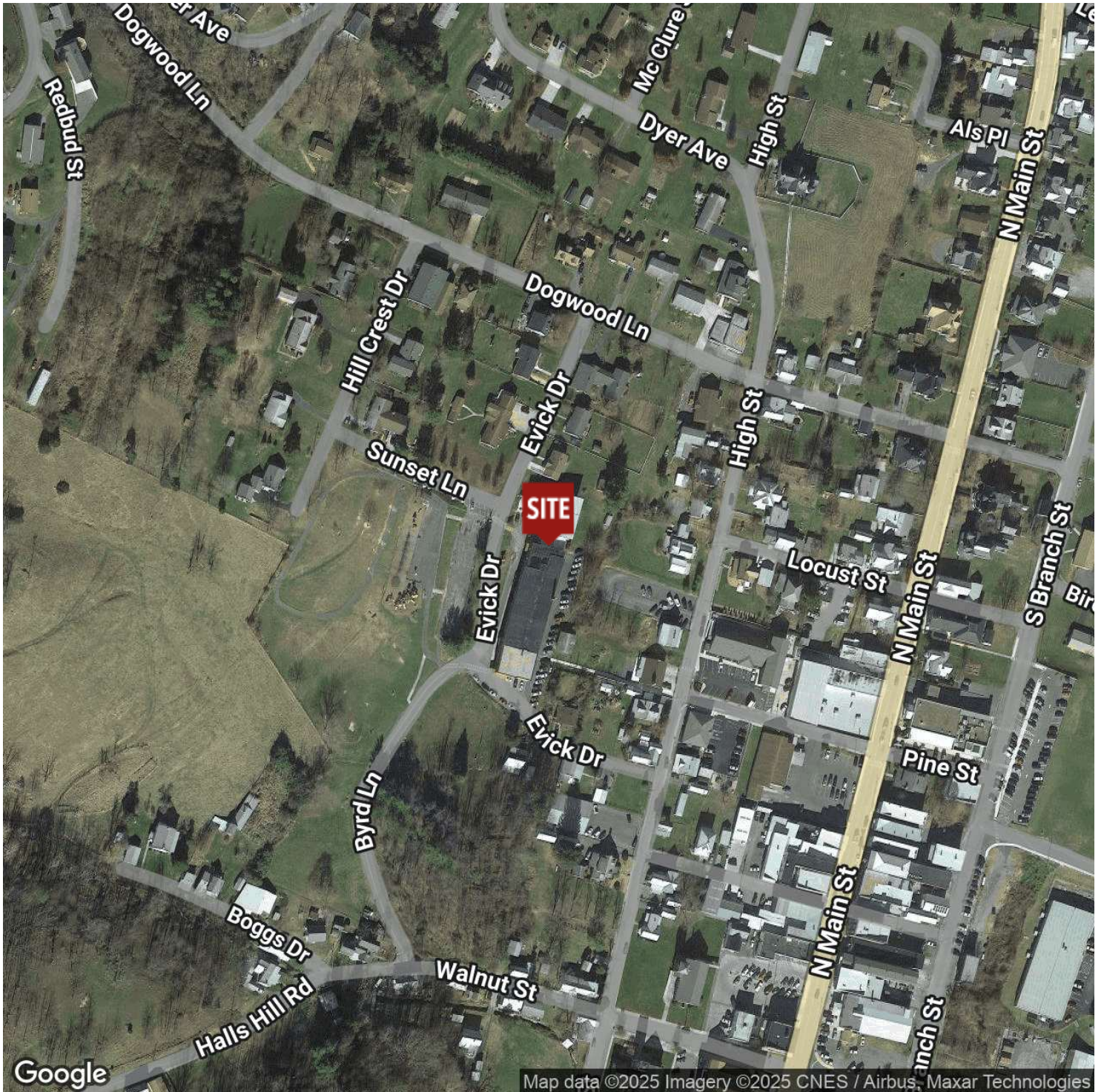
Legal Description:

5.45 ACRES; MB 8/51

ENDLESS POSSIBILITIES FOR A VARIETY OF USES

81 Evick Drive, Franklin, WV 26807

Location Map



For More Information:

Keith May

540.820.7008

keith.may@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.