

160 FAYETTE STREET
MORGANTOWN, WV 26505

MIXED-USE APARTMENT AND OFFICE / RETAIL INVESTMENT

RUBY MEMORIAL HOSPITAL

MILAN PUSKAR STADIUM

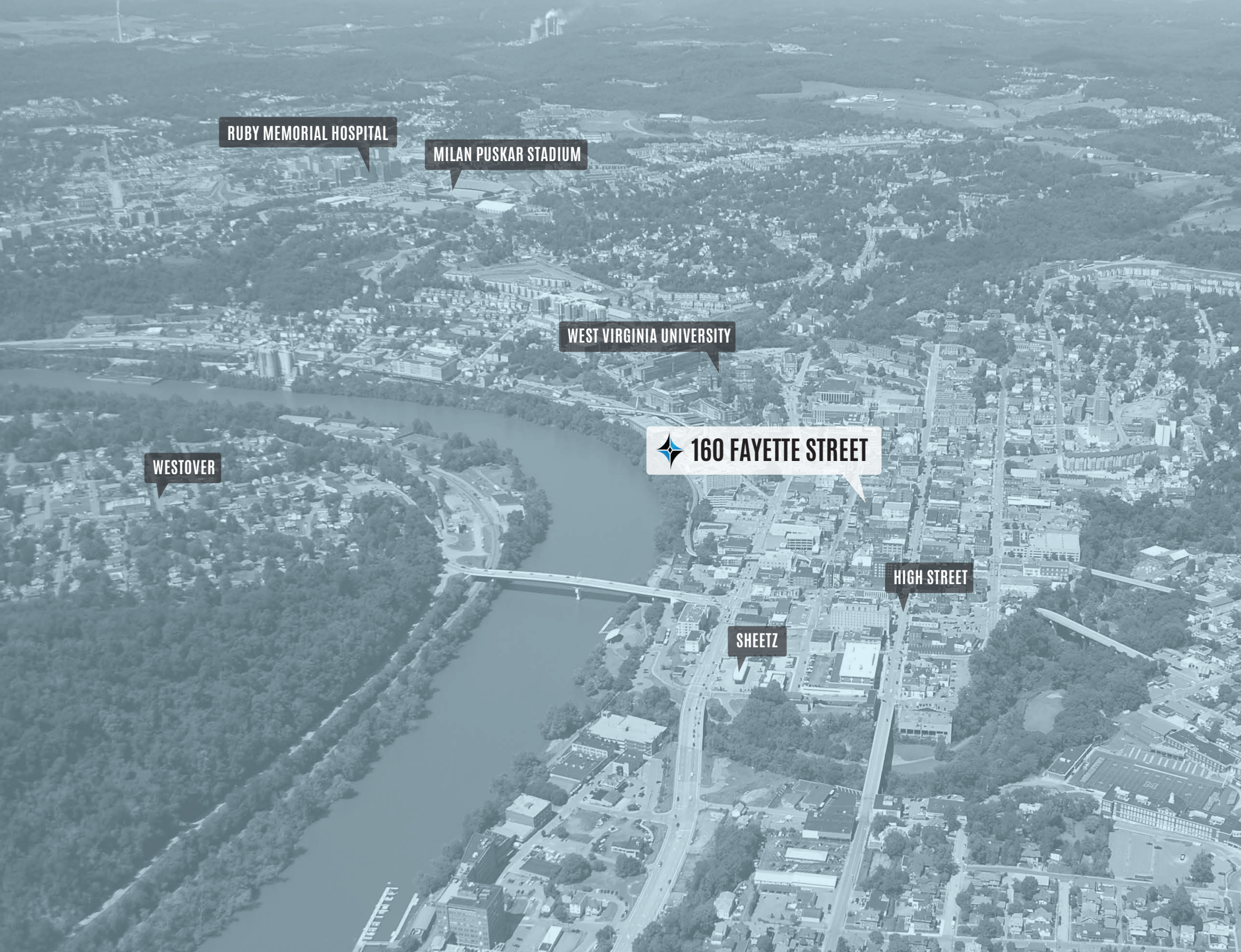
WEST VIRGINIA UNIVERSITY

WESTOVER

◆ 160 FAYETTE STREET

HIGH STREET

SHEETZ





MORGANTOWN MUNICIPAL AIRPORT

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INVESTMENT OVERVIEW

160 FAYETTE STREET

MORGANTOWN, WV 26505

SALE PRICE / \$1,700,000

GROSS BUILDING SIZE / 23,497 SQ FT

GROSS LOT SIZE / 0.15 (+/-) ACRE

Located in the heart of downtown Morgantown, 160 Fayette Street is a 23,497 (+/-) square foot multi-story mixed-use property positioned between Chestnut Street and High Street. The building has undergone a number of renovations and offers exceptional potential for apartments, short-term rentals, or an Airbnb-style hospitality concept in one of the city's most walkable and active districts. With a blend of residential space and retail or office opportunities, the property provides flexibility for multiple income streams and future redevelopment possibilities. Surrounded by downtown dining, entertainment, and shopping, 160 Fayette Street is ideally positioned to meet the growing demand for urban living and unique stay experiences.

This strategic location is within close proximity to two transportation options (0.5 block to City of Morgantown's University Avenue Parking Garage, 1 block to WVU's Chestnut Street PRT Station) plus a key occupancy demand driver (West Virginia University's Downtown Campus).



SITE DESCRIPTION & LOCATION

160 Fayette Street is strategically positioned in the heart of downtown Morgantown along Fayette Street between Chestnut Street and High Street. The property is located within the B-4 Business District and benefits from exceptional proximity to West Virginia University's Downtown Campus, making it attractive to students, professionals, and visitors alike. The location also provides convenient regional access, situated approximately 3.8 miles from Interstate 68 Exit 1. Surrounded by downtown businesses, restaurants, and entertainment venues, the property offers a unique combination of historic character, walkability, and long-term investment potential.

- Downtown Morgantown location
- B-4 Business zoning
- Steps from WVU Downtown Campus
- Approximately 3.8 miles from I-68 Exit 1
- Walkable to restaurants, retail, and services
- Historic mixed-use investment opportunity
- Strong student, professional, and visitor demand

BUILDING SPECIFICATIONS

Originally constructed in 1922 as a YMCA, 160 Fayette Street is a historic four-story mixed-use building that has been thoughtfully adapted over time to accommodate office, residential, and short-term rental uses. The property features a masonry foundation with brick and stone exterior construction, a rubber roof system, and a combination of original and updated windows. Interior finishes include hardwood, laminate, carpet, and concrete flooring, along with plaster and suspended ceilings. Heating is provided by a central boiler system, while the office suites benefit from central HVAC and individual PTAC units.

- Historic structure originally built in 1922
- Four-story mixed-use building
- Masonry foundation with brick and stone exterior
- Central boiler heating system
- Office suites equipped with PTAC units
- Mix of office, apartment, and Airbnb accommodations
- Rubber roof system
- Combination of original and upgraded windows

INGRESS / EGRESS / PARKING

The location currently offers roughly 60 feet of unobstructed frontage along Fayette Street. The site does not offer any on-site parking, but there is a ~72 car, 2-hour metered parking lot across the street directly in front of the building as well as a large, 10-hour metered covered parking garage 1/2 block away along Chestnut Street. Long term parking is available in both lots.

LEGAL DESCRIPTION / ZONING

- Located within the city limits of Morgantown, WV
- Situated in the Morgantown-3rd Ward Corp District of Monongalia County
- Property consists of one regularly shaped parcel
- Parcel identification: Morgantown-3rd Ward Corp District, Map 26A, Parcel 93
- Deed Book 1351, page 350

UTILITIES

All public utilities are available to the site. Electric is provided by Mon Power. Water/sewer is provided by the Morgantown Water Board (MUB). Internet and cable is available via Comcast. Landlord pays for electric, water/sewer, and trash removal. Tenant pays for cable/internet.

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Cable/Internet	Comcast

FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to Kim Licciardi at klicciardi@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.

RESIDENTIAL

* = Fully Renovated

APARTMENT	FLOOR	TYPE	STATUS
A	4	2 Bedroom	Needs Renovated
B	4	Studio	Leased
C	4	Studio	Needs Renovated
D	4	Studio	Available
E	4	Studio	Leased
F	4	-	Needs Renovated
G	4	2 Bedroom	Being Renovated
H	3	1 Bedroom	Airbnb*
I	3	1 Bedroom	Airbnb
J	3	1 Bedroom	Airbnb
K	3	Studio	Leased
L	4	Studio	Leased
M	2	1 Bedroom	Airbnb*
N	2	1 Bedroom	Airbnb*
201	2	Studio	Airbnb*
208	2	Studio	Airbnb*
3	3	Studio	Leased
Sleeper 2	3	-	Needs Renovated
Sleeper 3	3	-	Needs Renovated
Sleeper 4	3	-	Needs Renovated
Sleeper 5	3	-	Needs Renovated

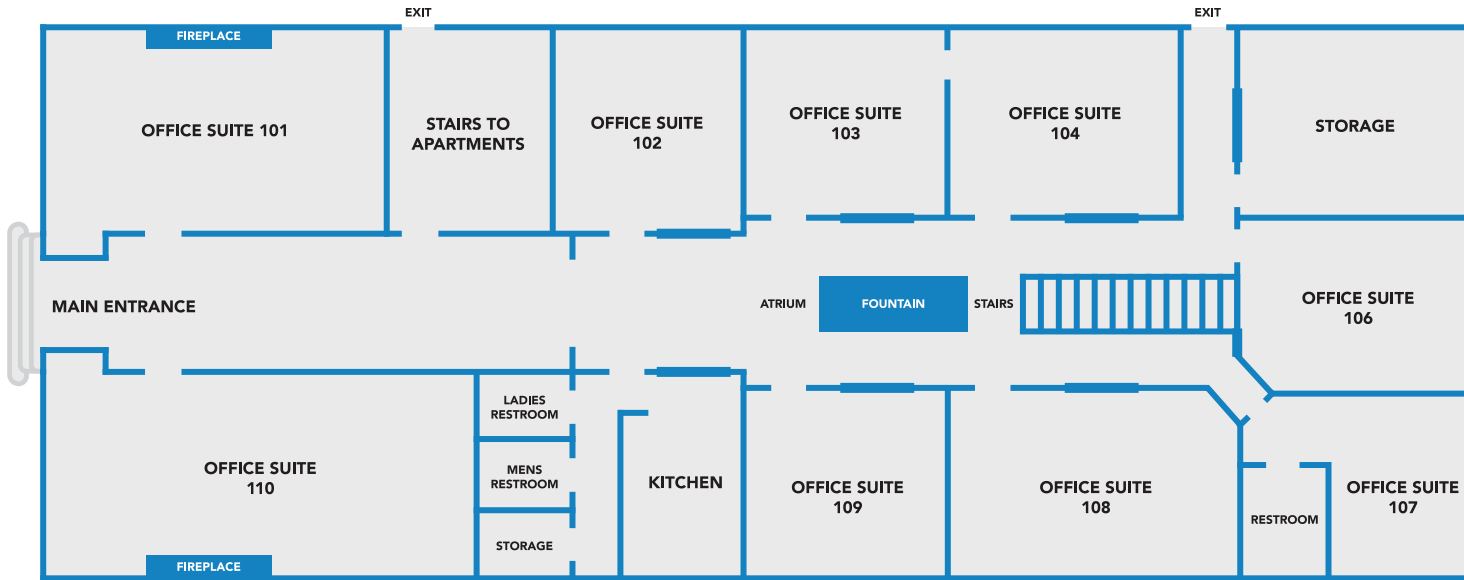
OFFICE

SUITE NUMBER	FLOOR	TENANT / TYPE	STATUS
Basement	-	-	Available
Suite 101	1	Apex Counseling	Leased
Suite 102	1	Apex Counseling	Leased
Suite 103	1	Apex Counseling	Leased
Suite 104	1	Apex Counseling	Leased
Suite 105	1	-	Storage
Suite 106	1	-	Storage
Suite 107	1	Apex Counseling	Leased
Suite 108	1	Apex Counseling	Leased
Suite 109	1	Apex Counseling	Leased
Suite 110	1	-	Available
Suite 202	2	Apex Counseling	Leased
Suite 203	2	Apex Counseling	Leased
Suite 204	2	-	Available
Suite 205	2	-	Available
Suite 206	2	Apex Counseling	Leased
Suite 207	2	Apex Counseling	Leased

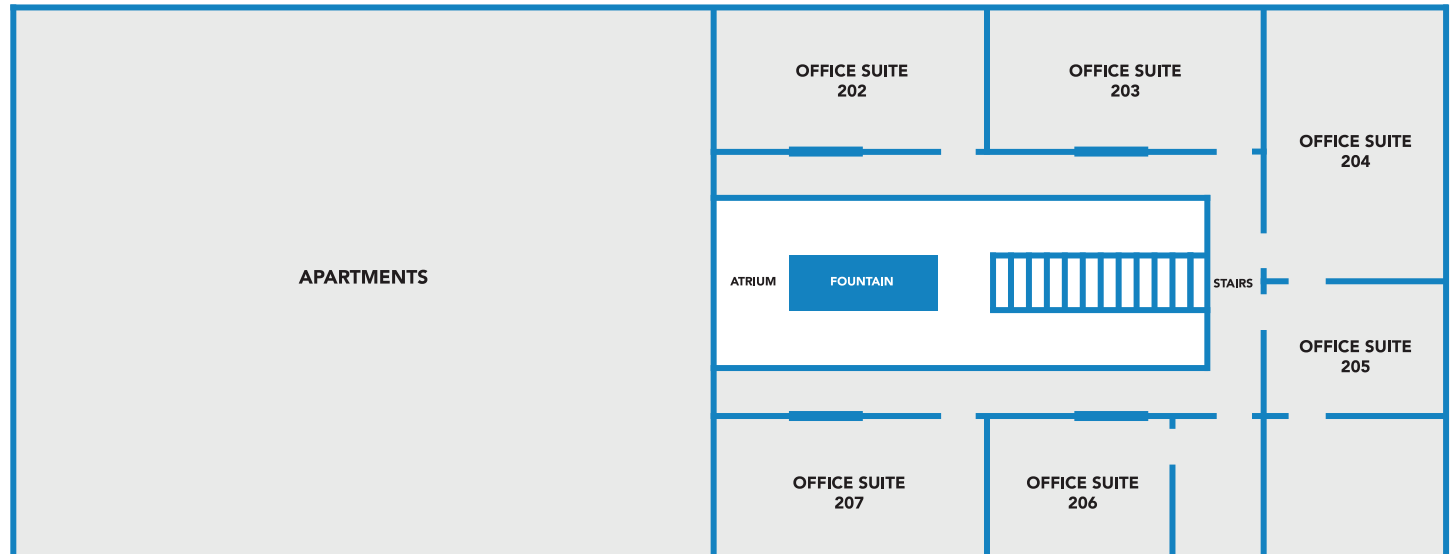


OFFICE SUITES FLOOR PLAN

GROUND FLOOR



SECOND FLOOR



**Floor plan is not to scale.*



Main Entrance / Reception Area.



Atrium Common Area.



Common Area.



Common Area Kitchen.





Apartment.



Apartment.



Apartment.



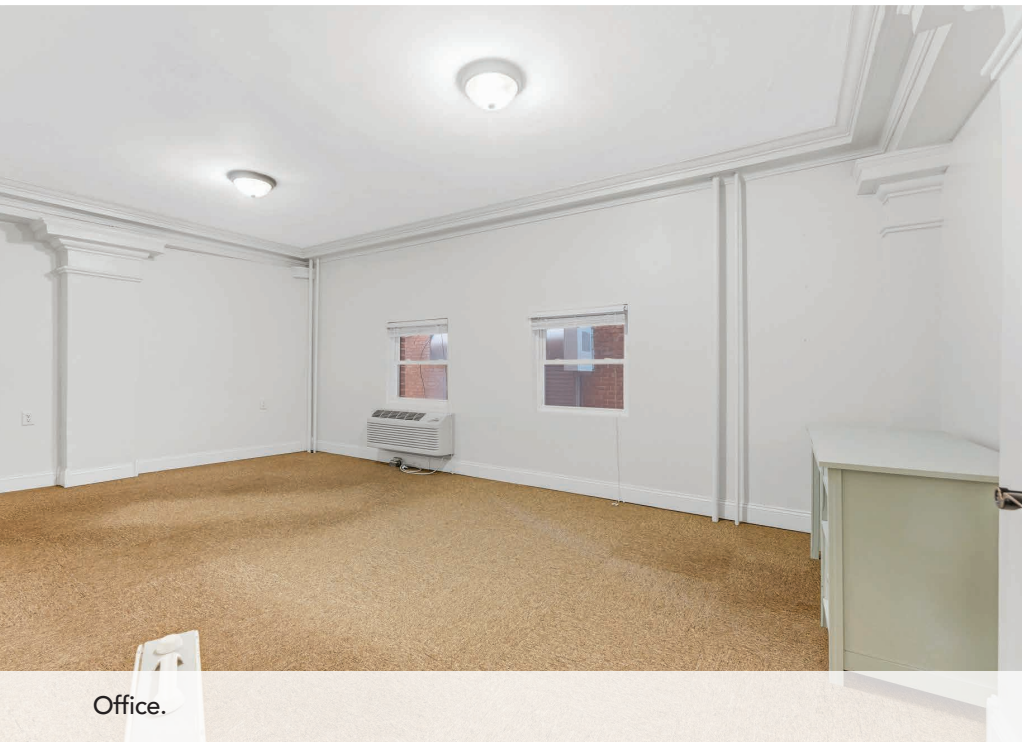
Apartment.



Office.



Office.



Office.



Office.

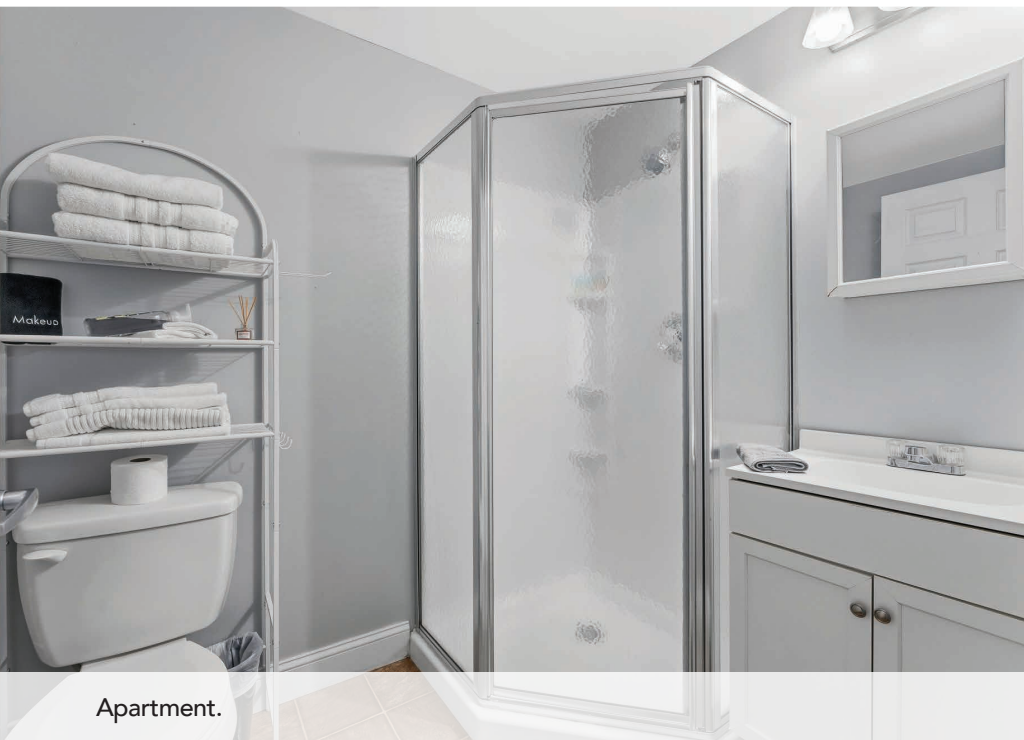




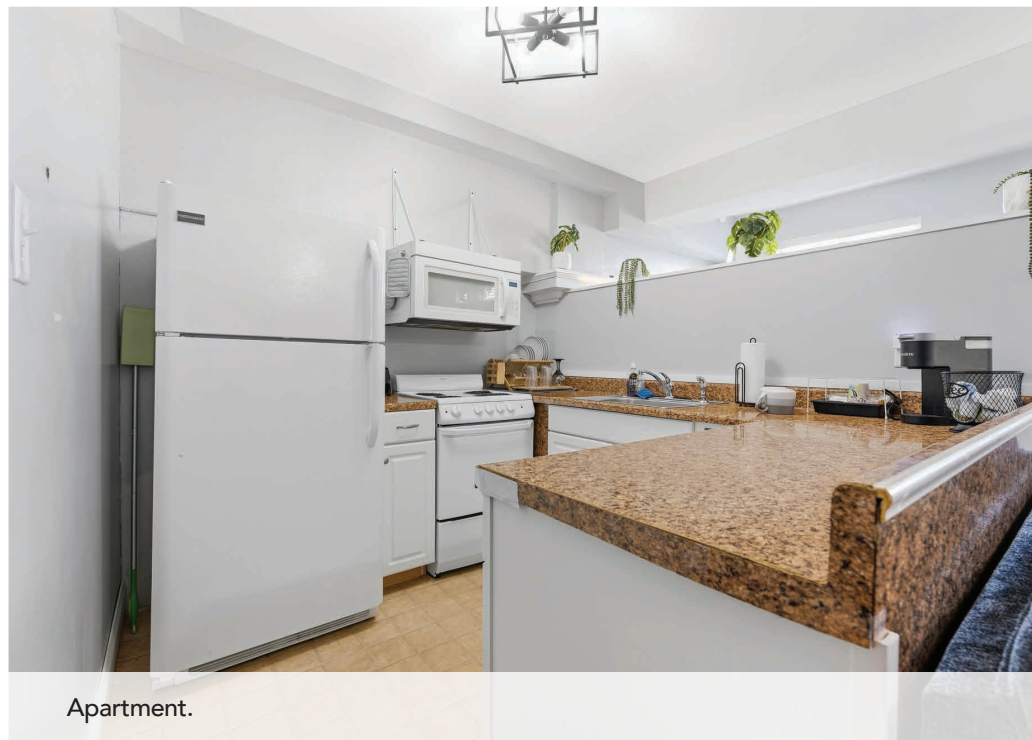
Apartment.



Apartment.



Apartment.



Apartment.



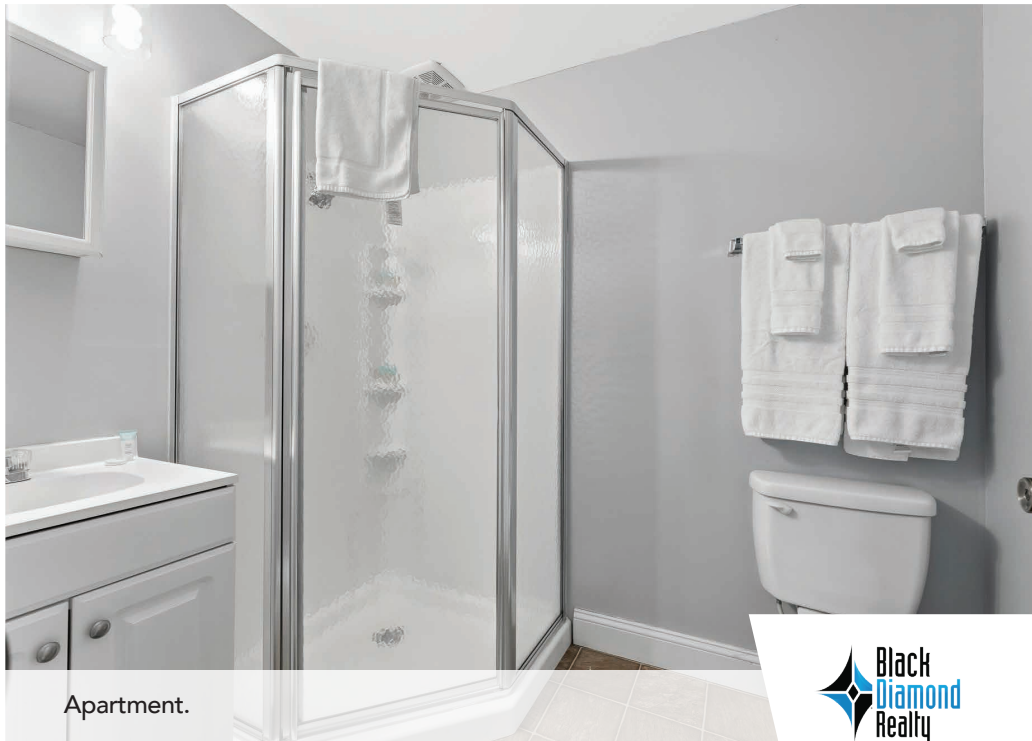
Apartment.



Apartment.



Apartment.



Apartment.





Apartment.



Apartment.



Common Area Laundry Room.



Common Area Stairs.

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



57,946

Total Population



2,821

Businesses



78,776

Daytime Population



\$261,131

Median Home Value



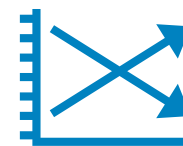
\$34,139

Per Capita Income



\$50,794

Median Household Income



0.4%

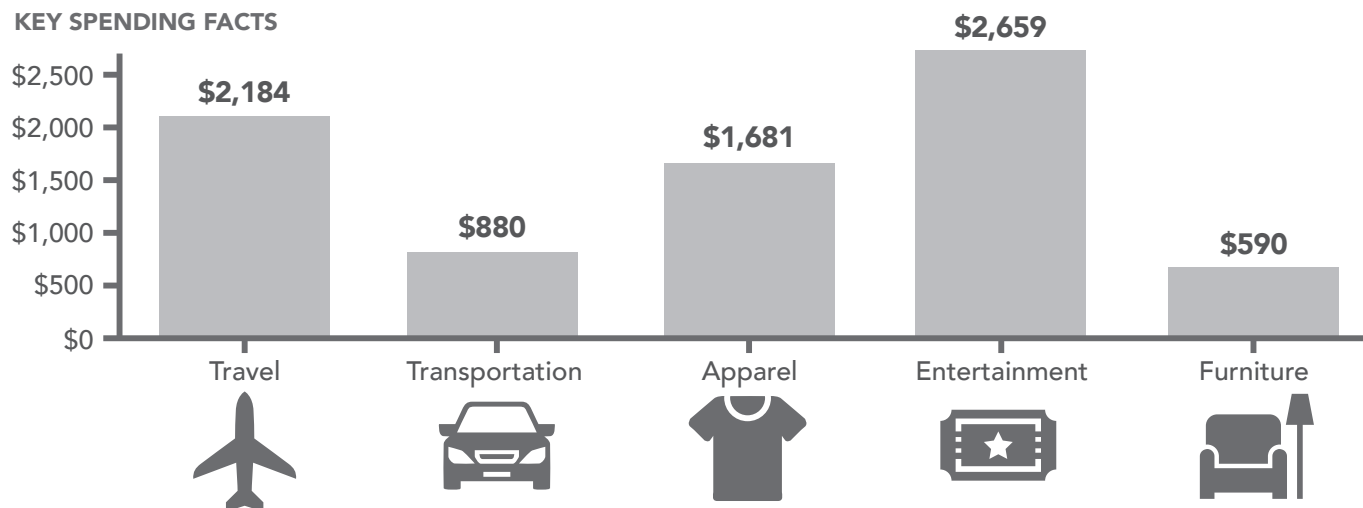
2025-2030 Pop Growth Rate



30,099

Housing Units (2020)

KEY SPENDING FACTS



5 MILE RADIUS



79,079

Total Population



3,467

Businesses



97,769

Daytime Population



\$270,569

Median Home Value



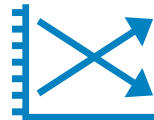
\$38,527

Per Capita Income



\$57,669

Median Household Income



0.4%

2025-2030 Pop Growth Rate



38,527

Housing Units (2020)



108,695

Total Population



3,994

Businesses



119,623

Daytime Population



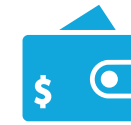
\$279,858

Median Home Value



\$41,392

Per Capita Income



\$63,856

Median Household Income



0.4%

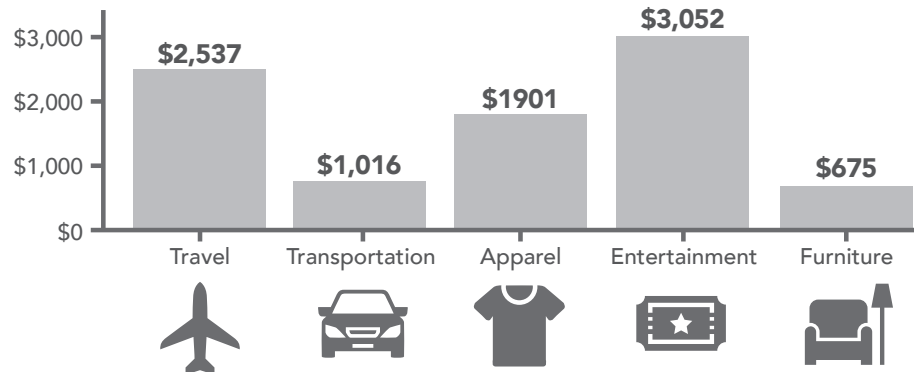
2025-2030 Pop Growth Rate



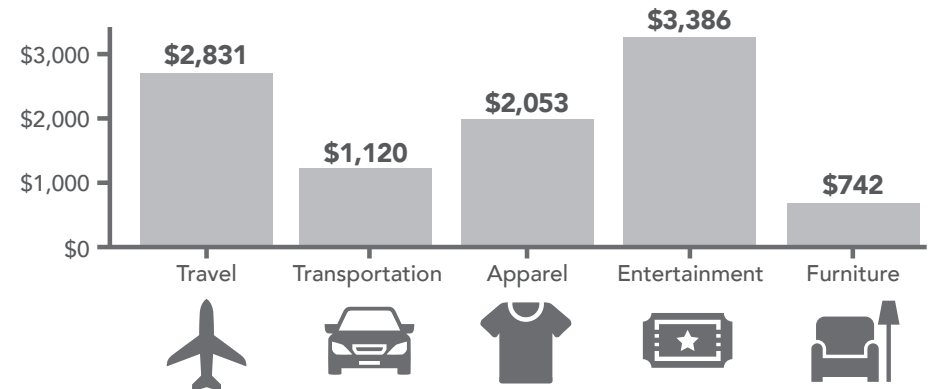
51,187

Housing Units (2020)

KEY SPENDING FACTS



KEY SPENDING FACTS



LOCATION OVERVIEW

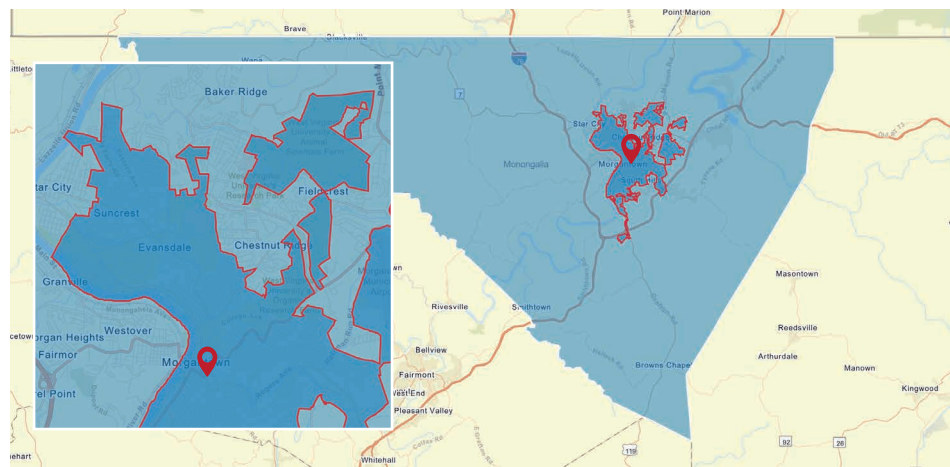
MONONGALIA COUNTY

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

Monongalia County has a total population of 106,376 and a median household income of \$56,213. Total number of businesses is 3,875.

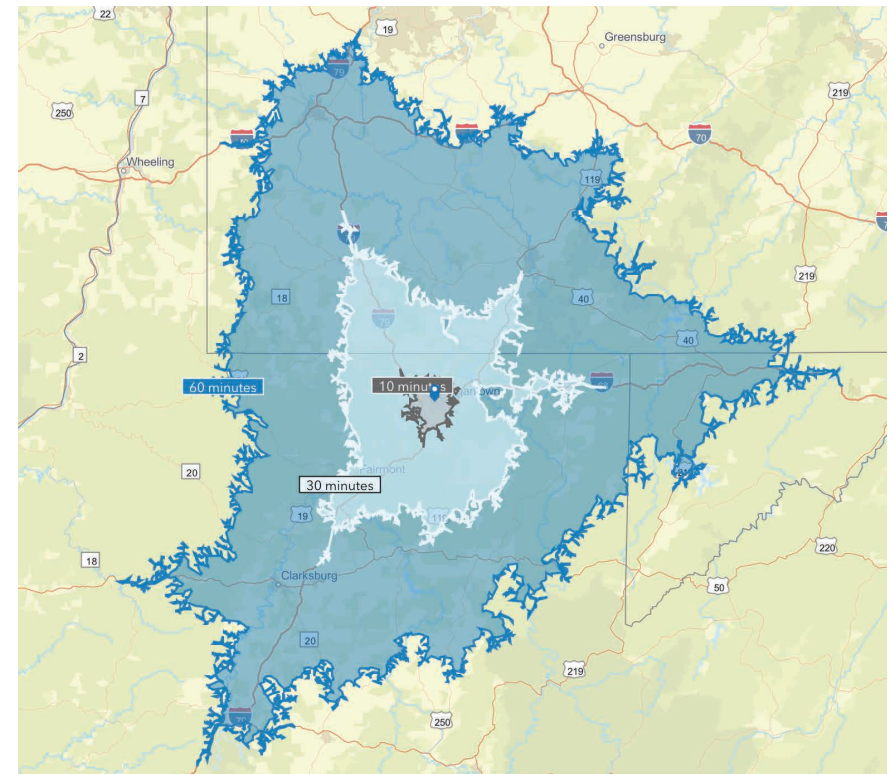
The **City of Morgantown** has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



Monongalia County, WV | Morgantown City Limits | Subject Location

DRIVE TIME



Distance to nearby cities: Fairmont, WV - 20 miles, Uniontown, PA - 28 miles, Bridgeport, WV - 35 miles, Washington, PA - 47 miles, Pittsburgh, PA - 70 miles, Wheeling, WV - 86 miles, Charleston, WV - 156 miles.



The aerial photo above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star.

- ① Walnut PRT Station
- ② Beechurst PRT Station
- 🚌 Mountain Line Bus Stop

- ① Westover Area
- ② Sheetz
- ③ Morgantown Chamber of Commerce
- ④ Starbucks, Underground Printing
- ⑤ Monongalia Magistrate
- ⑥ Iron Horse Tavern
- ⑦ Huntington Bank
- ⑧ Dollar General
- ⑨ Monongalia County Clerk
- ⑩ Almost Heaven Bar & Grill
- ⑪ Subway

- ⑬ Public Safety Center
- ⑭ Morgantown Public Library
- ⑮ Morgantown Municipal Building
- ⑯ Morgantown Farmers Market
- ⑰ Truist Bank
- ⑱ Chipotle
- ⑲ CVS
- ⑳ WV Junior College
- ㉑ Downtown Campus Library
- ㉒ Mountainlair
- ㉓ West Virginia University Main Campus

- ㉔ University Place Housing
- ㉕ State On Campus Housing
- ㉖ Wharf District Parking Garage
- ㉗ Oliverio's Ristorante
- ㉘ Mountain State Brewing
- ㉙ Adams Legal Group, PLLC
- ㉚ Milan Puskar Stadium
- ㉛ MonHealth Medical Center
- ㉜ WVU medicine Health Sciences Campus
- ㉝ Ruby Memorial Hospital
- ㉞ WVU Evansdale Campus
- ㉟ WVU Coliseum



Exterior Front of the Building.



Exterior Back of the Building.



Aerial View of the Property Facing South.

WEST VIRGINIA UNIVERSITY

11,502 VPD (2025)

 160 FAYETTE STREET

HIGH STREET

Aerial of the Property Facing North.



FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

CONTACT

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** All information is believed to be accurate but not guaranteed. More information is available upon request.*