

PROPERTY FOR SALE



- 1,800 Sq. Ft. of Retail or Office Space.
- Second Floor Living Area.
- Additional 1,044 Sq. Ft. Mixed-Use Building.
- Zoned C-10.
- 17 Off-street Parking Spaces.

RETAIL OR OFFICE BUILDING

607 Pennsylvania Avenue S.
Charleston, WV

\$195,000

Contact: Darrell Rolston / Eric Rolston

Rolston & Company

405 PENNSYLVANIA AVENUE
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Rolston & Company

Real Estate • Appraisals • Sales • Consulting

405 Pennsylvania Avenue, Charleston, WV 25302

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LISTING DATA

SALE

LEASE

PROPERTY ADDRESS: 607 Pennsylvania Avenue, Charleston, WV

PROPERTY DESCRIPTION: 1-1/2-Story Retail Building

OWNER: Blue Barn Properties LLC

LEGAL DESCRIPTION: Deed Book 2773, Pages 565

TAX DATA: County / District: Charleston West
Tax Map / Parcel: 27/131

2023 REAL ESTATE TAXES: \$2,851.16

2023 REAL ESTATE ASSESSMENT:

Land	\$ 30,960
Building	<u>57,640</u>
Total	\$ 88,600

SITE DESCRIPTION: 9,600 square feet

BUILDING SIZE: Approximately 1,800 sq. ft. with an additional 1,044 sq. ft. building.

IMPROVEMENT DESCRIPTION: One-1/2-Story Retail Building containing approx. 1,800 sq. ft. with an additional 1,044 sq. ft. Mixed-Use Building. Off-street parking with 17 Spaces.

ZONING: C-10 General Commercial District

SHOWING INSTRUCTIONS: See Broker. Available October 1, 2024

AGENT: Darrell Rolston/Eric Rolston

PRICE/TERMS: For Sale - \$195,000

