

FOR SALE / LEASE
OFFICE / RETAIL
MARKETING FLYER



231 WALNUT STREET
MORGANTOWN, WV 26505

MORGANTOWN HIGH SCHOOL

✦ 231 WALNUT STREET

11,495 VPD (2023)

PRT

WVU DOWNTOWN CAMPUS

23,194 VPD (2023)

PRT



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OFFICE / RETAIL FOR SALE / LEASE

231 WALNUT STREET MORGANTOWN, WV 26505

SALE PRICE / NEGOTIABLE

LEASE RATE / \$1,500 / MONTH
+ PROPORTIONATE SHARE OF UTILITIES

LEASE STRUCTURE / GROSS

TOTAL SPACE AVAILABLE / 2,736 SQ FT
FIRST FLOOR: 1,344 SQ FT - FOR LEASE / SALE
SECOND FLOOR: 1,392 SQ FT - AVAILABLE ONLY IN SALE

ZONING / B-4

PROPERTY TYPE / OFFICE / RETAIL

PROPERTY FEATURES / HIGHLY VISIBLE,
CLOSE TO MANY AMENITIES, ADAPTABLE
LAYOUT, NEWLY RENOVATED SUITE

This two-story commercial building, 231 Walnut Street offers a total of 2,736 (+/-) square feet of space. With its adaptable layout, this property can accommodate a variety of businesses. The first floor offers, 1,344 (+/-) square feet of office/retail space available for lease. The second floor offers, 1,392 (+/-) square feet and has the option to accommodate an apartment as an investment opportunity or easily converted to additional office/retail space. The second floor is only available with the sale of the property. Whether you're seeking to establish your presence in the downtown or capitalize on lucrative investment opportunities, this property offers the perfect canvas for your ambitions.

This location is highly visible and convenient, within walking distance of West Virginia University's main campus, Walnut Street PRT, and numerous amenities. The property is positioned roughly 2.5 miles from I-79, Exit 152, 3.5 miles from I-68, Exit 1, and 5 miles from I-68, Exit 7.

FOR SALE / LEASE
OFFICE / RETAIL BUILDING - LOCATED IN DOWNTOWN MORGANTOWN
231 WALNUT STREET · MORGANTOWN, WV 26505 · 2,736 (+/-) SQ FT

PROPERTY SPECIFICATIONS

SPECIFICATIONS

The subject building was constructed in 1989 and was renovated in 2024. The building offers a total of 2,736 (+/-) square feet. There is 1,344 (+/-) square feet on the first floor and 1,392 (+/-) square feet on the second floor. This building is located on a highly visible block of Walnut Street in downtown Morgantown and presents multiple opportunities. The first floor of this building is accessible via the front of the building at street level. The second floor of this building is accessible via back of the building there is a small parking lot with a porch to the back door. The building is a concrete block construction with a sloped metal roof. The building does offer gas forced air/central air conditioning.

LEGAL DESCRIPTION / ZONING

Located inside of City Limits of Morgantown, this property is situated within the Third Ward District of Monongalia County. The property consists of on rectangular shaped parcel. The property is identified as Third Ward District, Map 26A, Parcel 124. This can be referenced in Deed Book 1352, Page 499. See the parcel map on page 4 for details. This property is zoned B-4 General Business District.

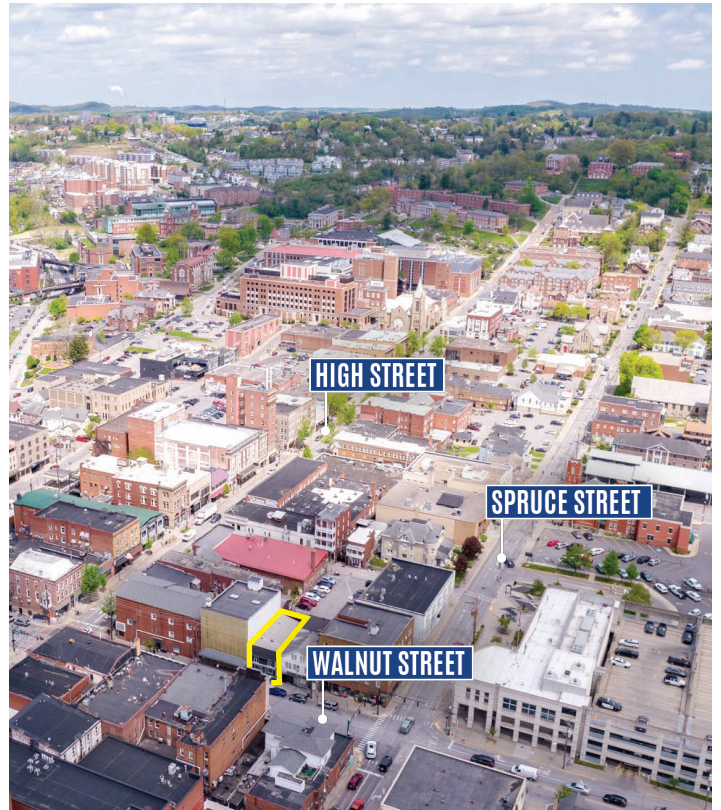
UTILITIES

This site offers all public utilities, which include the following:

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

INGRESS / EGRESS / PARKING

This location currently offers two points of ingress onto the property parking lot via public roads (Spruce Street and Wall Street). There is a paved parking lot that can accommodate 20 vehicles. This building has the potential to have parking in the back lot. The second floor entrance to this building is accessible via the back porch connected to the parking lot. Along Walnut Street, there is street metered parking. The first floor entrance to this building is located along Walnut Street.



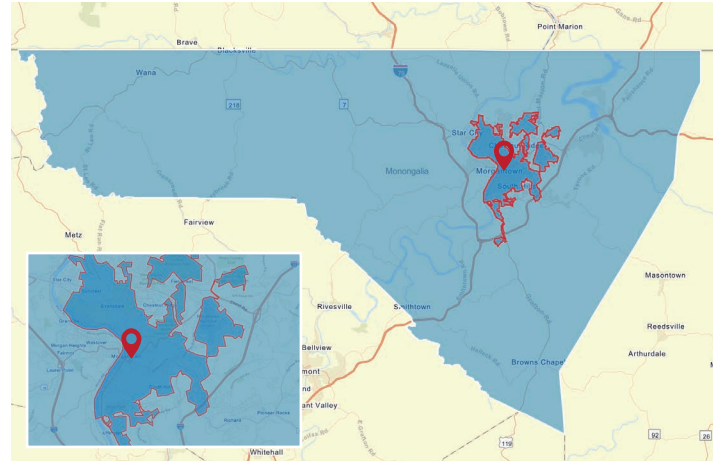
LOCATION ANALYSIS

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.

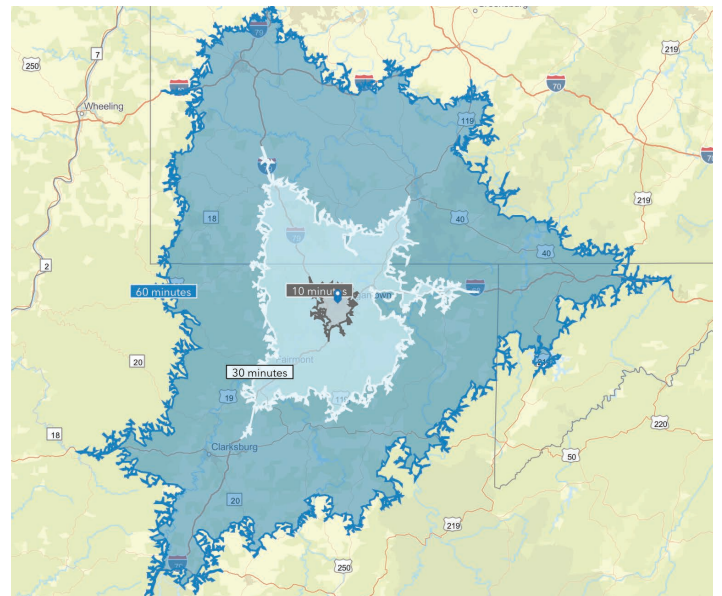
Monongalia County has a total population of 107,119 and a median household income of \$60,206. Total number of businesses is 3,895.

The **City of Morgantown** has a total population of 30,260 and a median household income of \$39,368. Total number of businesses is 1,440.

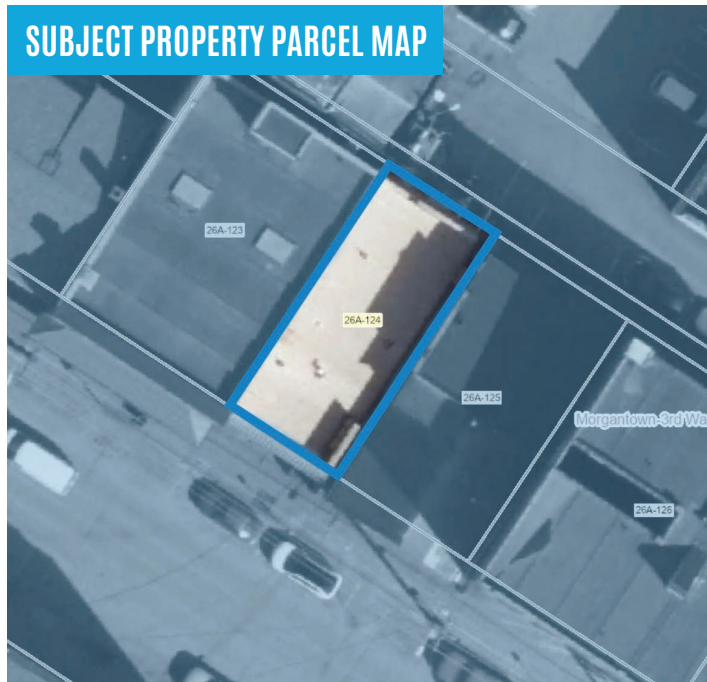
Data/maps provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2023.



■ Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location



Distance to nearby cities: Fairmont, WV - 24 miles, Bridgeport, WV - 38 miles, Washington, PA - 46 miles, Wheeling, WV - 77 miles, Pittsburgh, PA - 74 miles, Charleston, WV - 160 miles.



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SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property, 231 Walnut Street, has been referenced with a yellow star.

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

- 3 Westover Area
- 4 Sheetz
- 5 Morgantown Chamber of Commerce
- 6 Black Bear Burritos
- 7 Monongalia Magistrate
- 8 Iron Horse Tavern
- 9 Huntington Bank
- 10 Dollar General
- 11 Monongalia County Clerk
- 12 Boston Beanery
- 13 Subway
- 14 Lotsa Stone Fired Pizza
- 15 Public Safety Center
- 16 Morgantown Public Library
- 17 Morgantown Municipal Building
- 18 Morgantown Farmers Market
- 19 BB&T Bank
- 20 Panera Bread
- 21 CVS
- 22 WV Junior College
- 23 Downtown Campus Library
- 24 Mountainlair
- 25 West Virginia University Main Campus
- 26 University Place Housing
- 27 State On Campus Housing
- 28 Wharf District Parking Garage
- 29 Oliverio's Ristorante
- 30 Mountain State Brewing
- 31 Adams Legal Group, PLLC
- 32 WVU Evansdale Campus
- 33 Morgantown High School
- 34 Fred L. Jenkins Funeral Home
- 35 Monongalia County Schools
- Department of Health and Human Resources
- Child Support Enforcement Division

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



57,389

Total Population



2,814

Businesses



78,682

Daytime Population



\$232,110

Median Home Value



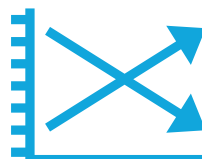
\$35,230

Per Capita Income



\$47,383

Median Household Income



-0.02%

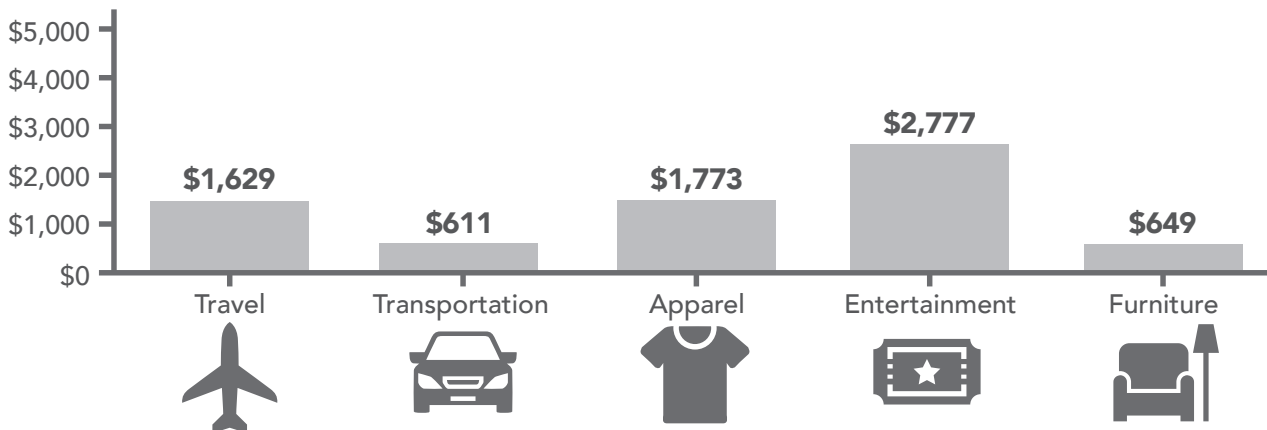
2020-2023 Pop Growth Rate



28,341

Housing Units (2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2023, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



79,945

Total Population



3,479

Businesses



99,134

Daytime Population



\$242,021

Median Home Value



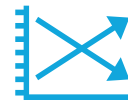
\$38,694

Per Capita Income



\$54,470

Median Household Income



0.19%

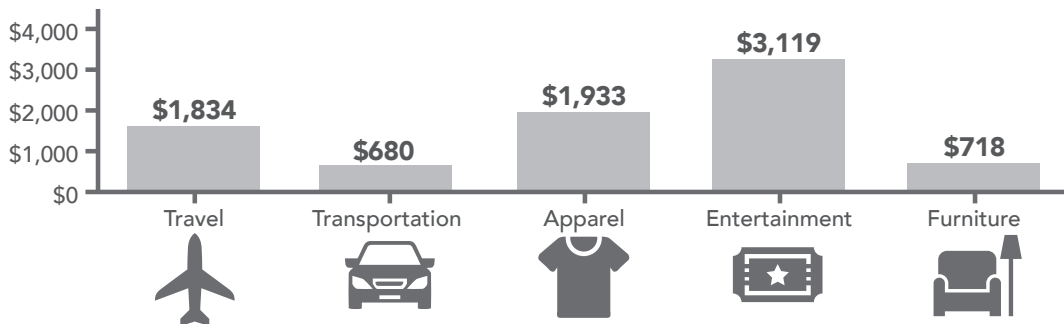
2020-2023 Pop Growth Rate



38,536

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



109,495

Total Population



3,977

Businesses



120,571

Daytime Population



\$250,971

Median Home Value



\$41,451

Per Capita Income



\$52,293

Median Household Income



0.34%

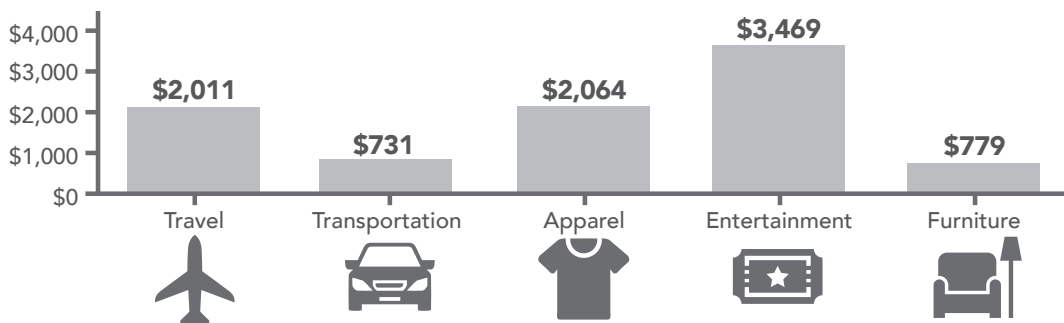
2020-2023 Pop Growth Rate



51,252

Housing Units (2020)

KEY SPENDING FACTS



FLOOR PLAN DESCRIPTION

2,736 (+/-) SQUARE FEET

231 Walnut Street offers a total of 2,736 (+/-) square feet of retail/office space across two floors. The first floor offers, 1,344 (+/-) square feet of office/retail space available for lease. This space is a blank canvas. The floor plan currently offers a reception area, two private offices, a conference room, a breakroom, one restroom, and a closet for storage.

The second floor offers, 1,392 (+/-) square feet and has the option to accommodate apartments as an investment opportunity or additional office space. This space is newly renovated and features a large front room, one bathroom, one bedroom/private office space, a full kitchen, and a washer and dryer. **The second floor is only available in the sale of the property.**

Finishes to the space include drywall walls, drop ceilings, vinyl and concrete flooring and fluorescent lighting throughout. Multiple rooms offer natural light.



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INTERIOR PHOTOS



Reception.



Hallway.

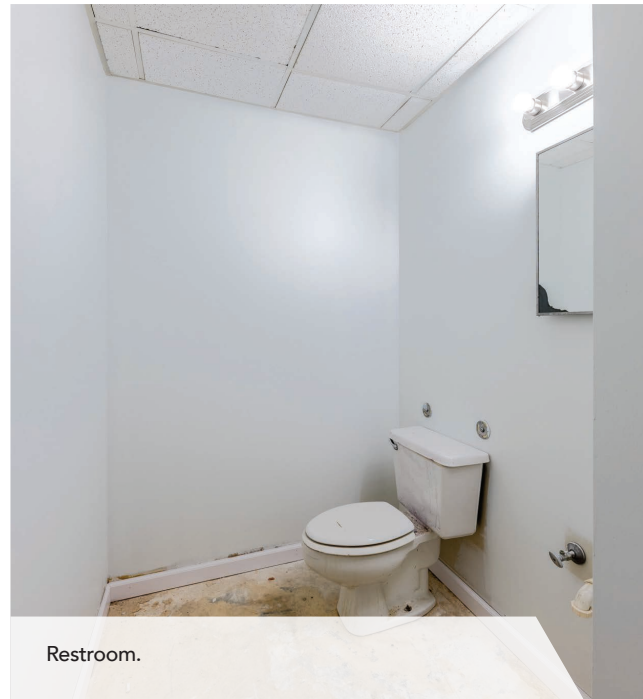


Office.

FIRST FLOOR PHOTOS



Reception.



Restroom.



Conference Room.

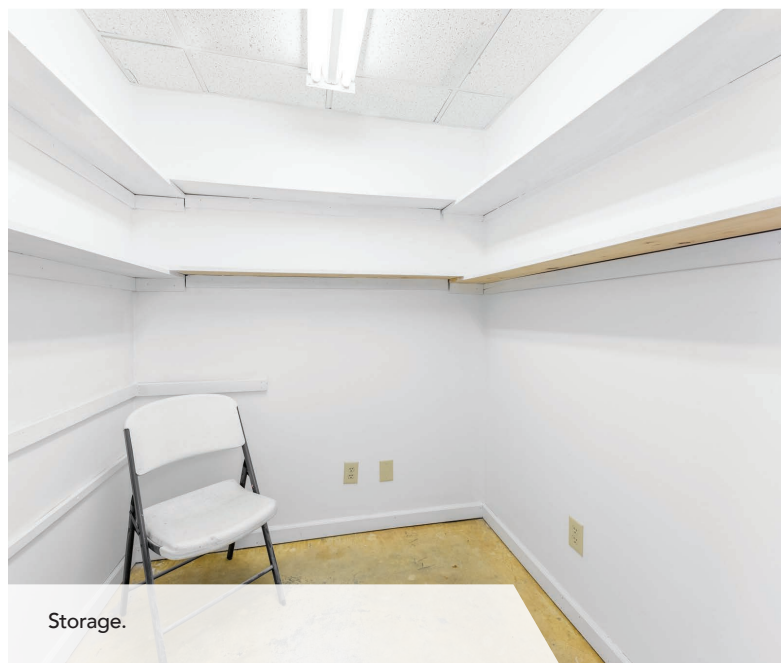
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Breakroom.



Storage.

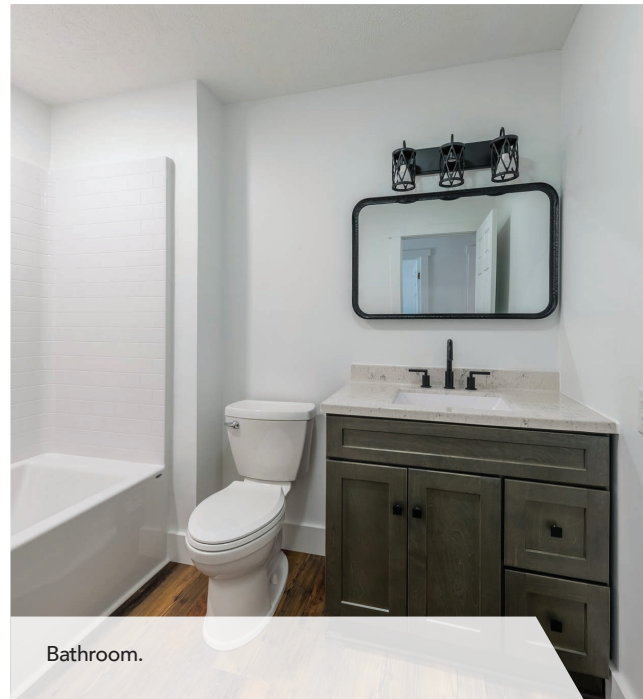


Office.

SECOND FLOOR PHOTOS



Front Room.



Bathroom.



Entrance to Second Floor.

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Kitchen.



Laundry.



Office/Bedroom.

EXTERIOR PHOTOS



First Floor Entrance/Front of Building.



Second Floor Entrance/Back of Building.



Front of Building.

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Front of Building.

AERIALS



Aerial View Facing Northeast.

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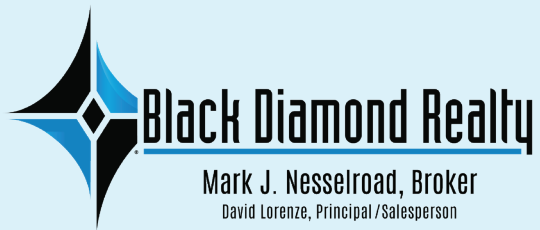
Aerial View Facing Southwest.



Aerial View Facing Northeast.



Aerial View Facing Southwest.



CONTACT

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