

Goldman Associates, Inc.

Commercial and Industrial Real Estate

1014 Bridge Road - P. O. Box 271
Charleston, West Virginia 25321

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Listing Agreement

Property Address:	1900 Patrick Street Plaza Charleston, West Virginia 25387	Type Property:	Commercial/Retail Warehouse Building
Tax District:	Charleston North	Tax Map/Parcel:	89/2.1 (Part of)
Annual Taxes:	\$42,831.26 (2025)	Deed Book/Page:	3218/265
Building Size:	29,000 Gross Square Feet	Lot Size:	5 +/- Acres
Retail Space:	18,000 Square Feet		
Shop Space:	11,000 Square Feet		
Site Description:	The site is located at the end of Patrick Street Plaza and includes a large, level site originally designed for retail and storage/distribution. The retail entrance offers front door parking and the warehouse entrance includes a large, paved storage yard and covered dock. It is zoned C-12, Shopping Center District.		

Improvement Description:

The building is a one-story retail building constructed circa. It is a clear span construction providing for large open spaces in both the retail and shop areas. The shop space has several overhead doors and dock height loading area at the rear of the building. The space could possibly be subdivided to accommodate multiple tenants. The lease rate is based on a minimum 3 year lease term with the tenant being responsible for all utilities. The landlord may make some improvements for the property lease length.

Listing Agent:	Todd Goldman	Lease Price:	\$7.25 Per Square Foot \$210,000.00 Per Year
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