

625 Depot Street, Parkersburg, WV 26101

MLS#: **5104083**

Status: **Active**

Recent: **03/05/2025 : New Listing**

Prop Type: **Commercial Sale**

Sub Type: **Mixed Use**

List Price: **\$4,500,000**

DOM/CDOM: **1/1**



List Dt Rec: **03/05/2025**

Lot #:

Unit:

County: **Wood WV**

List Date: **03/04/2025**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Exp Dt: **03/03/2026**

Supplements (1)

Parcel ID: **TX 05-86-000B0000 05-85-01280000 05-86-00360000**

Twp: **Parkersburg**

Subdiv:

School Dist: **Wood-Parkersburg South HS**

Yr Built: **1920/Appraiser**

SqFt Total: **236,474**

\$/SqFt: **\$19.03**

Map:

Directions: **8.25-acre site at the northeast corner of the intersection between Depot Street and Harrison Road.**

Legal/Taxes

Taxes: **\$19,578**

Tax Year: **2024**

Assessment: **Yes**

Homestead:

Annual RE Tax:

Zoning:

General Information

Approx Fin SqFt: **236,474/Appraiser**

Office SqFt:

Lot Size (acre): **8.25**

DriveIn Door Max Hgt:

Residential SqFt:

Lot Size Source: **Appraiser**

Drive In Door Min Hgt:

Warehouse SqFt:

Lot Size Front: **920**

Dock Doors:

Retail SqFt:

Lot Size Depth: **350**

Dock Door Max Hgt:

SqFt Max: **236,474**

Stories Abv Gd:

Business Type: **Warehouse**

Features

Bldg Feat: **Loading Area, Overhead Crane, Overhead Door(s), Truck/Dock(s) Loadin**

Fence:

Roof: **Metal, Mixed, Pitched, Rubber, Tar/Gravel**

Heating: **Gas, Space Heaters**

Cooling: **None**

Water: **Public**

Sewer: **Public**

Parking: **Asphalt, On Site**

Addl SubType: **Mfg Heavy, Mfg Light, Other, Warehouse, Warehouse Distrib**

Remarks:

625 Depot Street is a 236,474 SF warehouse on a single 8.25-acre site at the northeast corner of the intersection between Depot Street and Harrison Road. The property is on the south side of the B&O railroad yard immediately north of the subject but does not have a rail spur for the property. According to county records the improvements were initially constructed in 1920. Parcel(s) 05-86-000B0000, 05-85-01280000, 05-86-00360000

Agent/Broker Info

List Agent: **Steven M Shaver (29911)**

List Office: **Berkshire Hathaway HomeServices Professional Realty (20226)**

Contact #: **304-482-7500**

Office Phone: **304-428-7653**

LA Email: **steveshaver30@yahoo.com**

Office Fax:

LA License #: **WV 29911**

Brokerage Lic: **005372**

Attrib Cnt: **steveshaver30@yahoo.com 304-482-7500**

Waived Agt: **No**

Showing

Electronic Lock Box: **No**

Serial #:

Showing Contact: **304-482-7500**

Type: **Listing Agent**

Showing Rqmts: **24 Hour Notice, Appointment Only, Call Listing Agent**

Showing Remarks: **Call agent for all showings. Seller representative will be present. No interior pictures or videos allowed during showings. 24 Hr notice to show.**

Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM**

Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name:

Owner Phone:

Owner Agent: **No** Warranty:

Listing Agreement: **Exclusive Right To Sell**

Listing Service: **Full Service**

Listing Contract Date: **03/04/2025**

Expiration Date: **03/03/2026**

Purchase Contract Date:

Possession: **Negotiable (Possession)**

Orig List Price: **\$4,500,000**

Occupant: **Tenant**

Special Listing Conditions: **Standard**

Concessions: **Negotiable**

Online Bidding: **No**

List Terms: **Cash, Conventional**

Broker Remarks: **625 Depot Street is a 236,474 SF warehouse on a single - 8.25 acre site at the northeast corner of the intersection between Depot Street and Harrison Road. The property is on the south side of the B&O railroad yard immediately north of the subject but does not have a rail spur for the property. According to county records the improvements were initially constructed in 1920. Parcel(s) 05-86-000B0000, 05-85-01280000, 05-86-00360000 seller will need a Six Month notice to Vacate the property. Seller will lease back during the exit process.**

Prepared By: Amy Reed

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 03/05/2025 08:44 AM

Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

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