



232-236 Adams Street

Fairmont, WV 26554



PROPERTY HIGHLIGHTS

Office / Mixed Use

PROPERTY TYPE

7,000

SQUARE FEET

\$289,500

SALE PRICE

Nestled in the heart of downtown Fairmont, WV, 232–236 Adams Street presents a dynamic opportunity with 7,000 (+/-) square feet of versatile office, retail, and restaurant space. Positioned on a prominent corner, this property offers exceptional street presence and visibility, ideal for drawing foot traffic and capturing the attention of passersby. This two-level building features a fully equipped, turnkey restaurant space on the street level, perfect for an aspiring restaurateur or savvy investor ready to bring new energy to the downtown dining scene. Another street-level unit is currently occupied by a bail bond business, providing immediate rental income, while the upper floor boasts expansive office space suited for professional services or creative enterprises. With a strategic location just two miles from I-79 (Exit 136), the property offers easy access to Morgantown, Clarksburg, and the surrounding region. Its walkable downtown setting, surrounded by shops, restaurants, and government offices, positions it as a prime opportunity in one of Fairmont's most visible and in-demand commercial corridors.



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Mark J. Nesselroad, Broker

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