



32 BAIRD STREET
MORGANTOWN, WV 26505

12-UNIT MULTIFAMILY BUILDING WITH ONE OFFICE - INVESTMENT

✦ 32 BAIRD STREET

WVU - DOWNTOWN LIBRARY

HIGH STREET

32 BAIRD STREET
MORGANTOWN, WV 26505



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FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

INVESTMENT OVERVIEW

32 BAIRD STREET

MORGANTOWN, WV 26505

SALE PRICE / \$1,875,000

GROSS BUILDING SIZE / 9,145 SQ FT

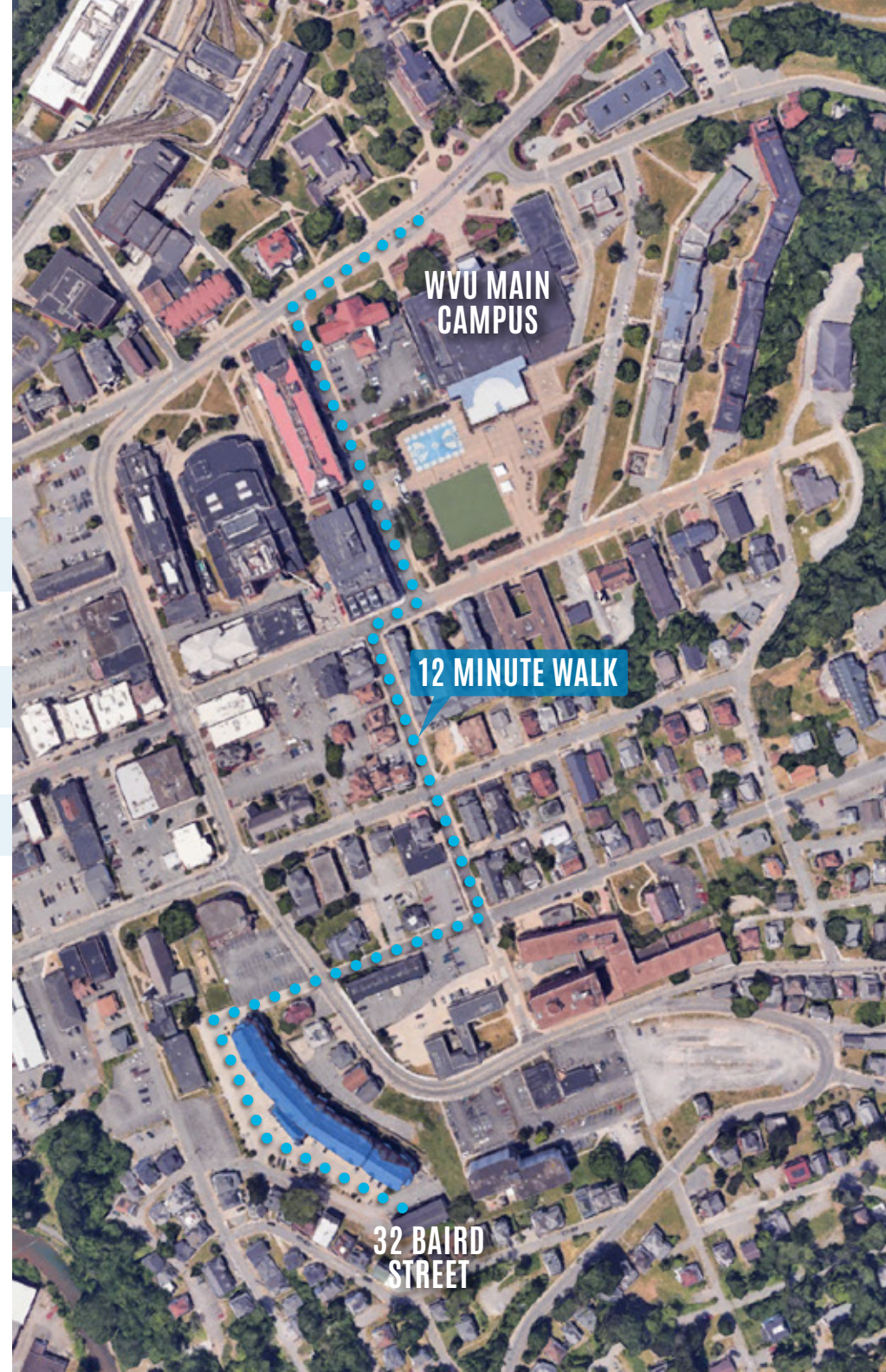
GROSS LOT SIZE / 0.20 (+/-) ACRE

NUMBER OF APARTMENTS / 12 APARTMENTS, 1 OFFICE

ZONING / B-2: SERVICE BUSINESS

Black Diamond Realty is pleased to present to qualified buyers, a three-story student housing portfolio on 0.2 (+/-) acre in Morgantown, WV. The building is comprised of 12 apartments including 11, 2-bedroom, 2-bathroom apartments, one, 1-bedroom, 1-bathroom apartment and one office with kitchenette. The building is situated 0.5 mile (12 minute walk) from the Mountainlair and West Virginia University's Downtown Campus.

The property is located inside the city limits of Morgantown and is within walking distance to many amenities including West Virginia University's Downtown Campus, the PRT, shopping and more. The property is positioned roughly 2.6 miles from I-79, Exit 152, 3.1 miles from I-68, Exit 4 and 4.1 miles from I-68, Exit 7.



WVU MAIN CAMPUS

DOWNTOWN - HIGH STREET



Aerial Facing North

BUILDING SPECIFICATIONS

Built in 2009, the subject property consists of one, three-story apartment building containing 12 apartments and one office on 0.20 (+/-) acre. There are 11, 2-bedroom, 2-bathroom apartments, one, 1-bedroom, 1-bathroom apartment and one office with kitchenette. The building is masonry construction with cement board siding and a composition, shingle roof. Windows are thermal and HVAC is FA/CAC (electric heat pumps). Security Cameras are located around the property to provide 24/7 surveillance of property.

Recent exterior improvements include a new roof (Summer 2023), new exterior doors on all units with keyless entry and new siding and stone on the first floor exterior.

Interior features include drywall walls and ceilings, wood doors and trim, fiberglass tubs/showers and carpet or resilient flooring. Recent improvements include new LVP scratch and waterproof flooring or new tiling and new granite counter tops in all kitchens. Each unit provides in-unit laundry with stackable washer and dryers and oversized closets for ample storage. The building's crawl spaces have also been fully insulated with a water vapor barrier to properly ensure no moisture penetrates the first floor units.

INGRESS / EGRESS / PARKING

The property offers one point of ingress and egress via Baird Street from Forrest Ave. There is a paved parking lot in the front of the building with 13 parking spaces as well as two additional spaces along the side of the building.

LEGAL DESCRIPTION / ZONING

Located inside of city limits, this property is situated within the Morgantown Fifth Ward Corp District (13) of Monongalia County. The site is comprised of three parcels totaling 0.20 acre. The property is identified as Morgantown 5th Ward Corp District, Tax Map 26, Parcels 283 (0.07 acre), 284 (0.06 acre) and 287 (0.07 acre). This can be referenced in Deed Book 1691, Page 628. The property is zoned B-2: Service Business.

UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion Energy West Virginia
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic Services
Phone/Cable/Internet	Multiple Providers

FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to David Lorenze at dlorenze@blackdiamondrealty.net or contact Black Diamond Realty at **304.413-4350**.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.

PARCEL MAP

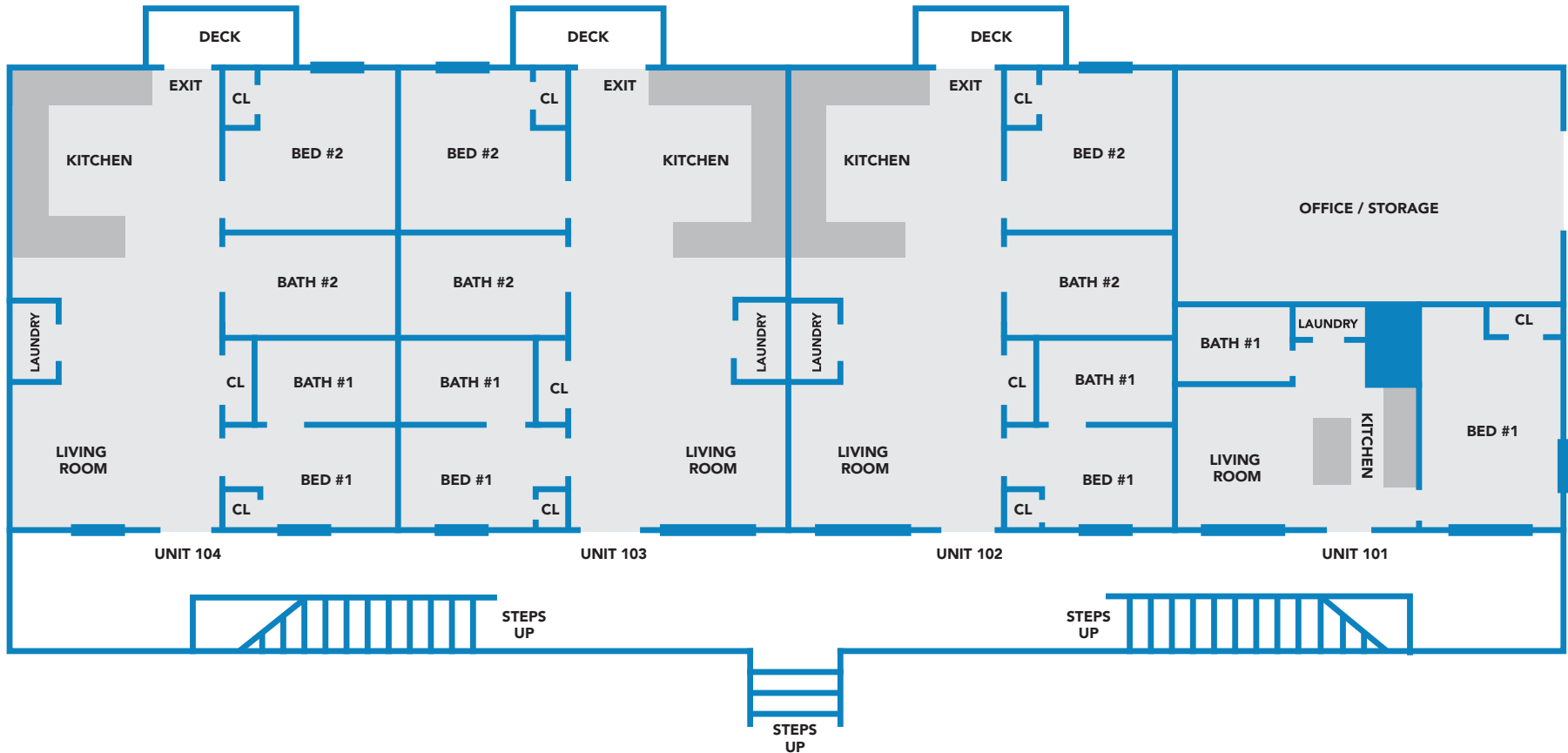


UNIT NUMBER	FLOOR	BEDS	LEASED
101	1st	1	YES
102	1st	2	YES
103	1st	2	YES
104	1st	2	YES
201	2nd	2	YES
202	2nd	2	YES
203	2nd	2	YES
204	2nd	2	YES
301	3rd	2	YES
302	3rd	2	YES
303	3rd	2	YES
304	3rd	2	YES
Office	1st	N/A	No

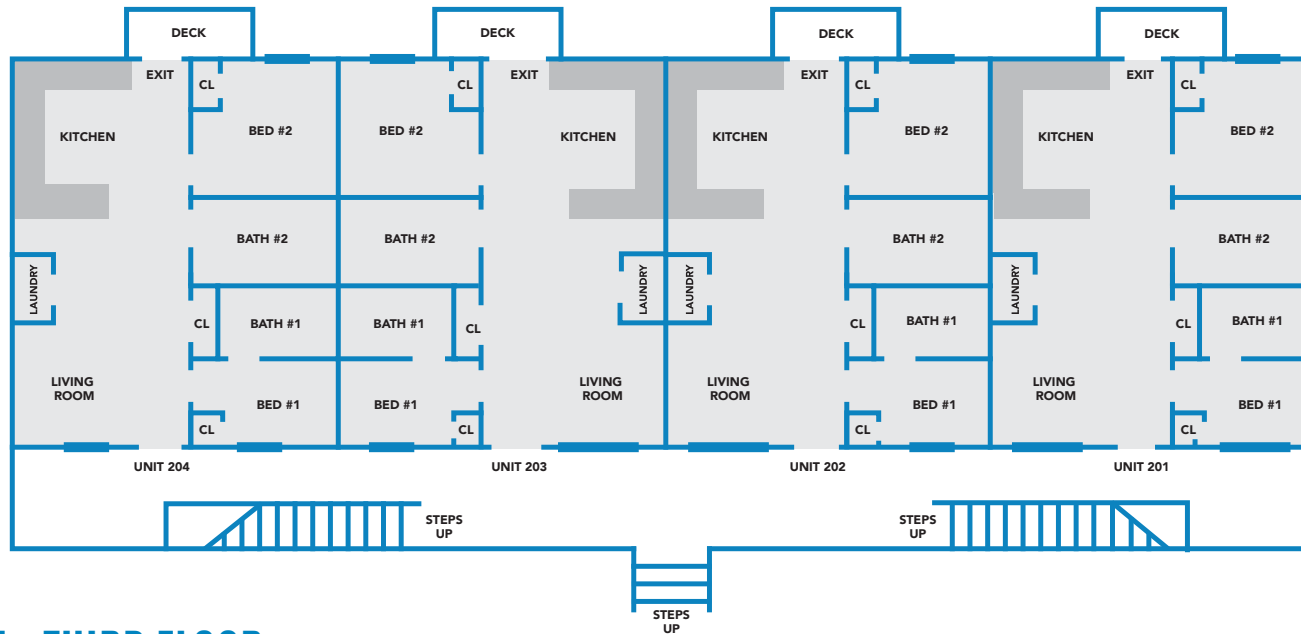
FLOOR PLAN - FIRST FLOOR

The building offers 12 apartments and one office, which include 11, 2-bedroom/2-bathroom units and one, 1-bedroom/1-bathroom unit. The 1-bedroom unit measures approximately 825 (+/-) square feet and the 2-bedroom units measures approximately 625 (+/-) square feet.

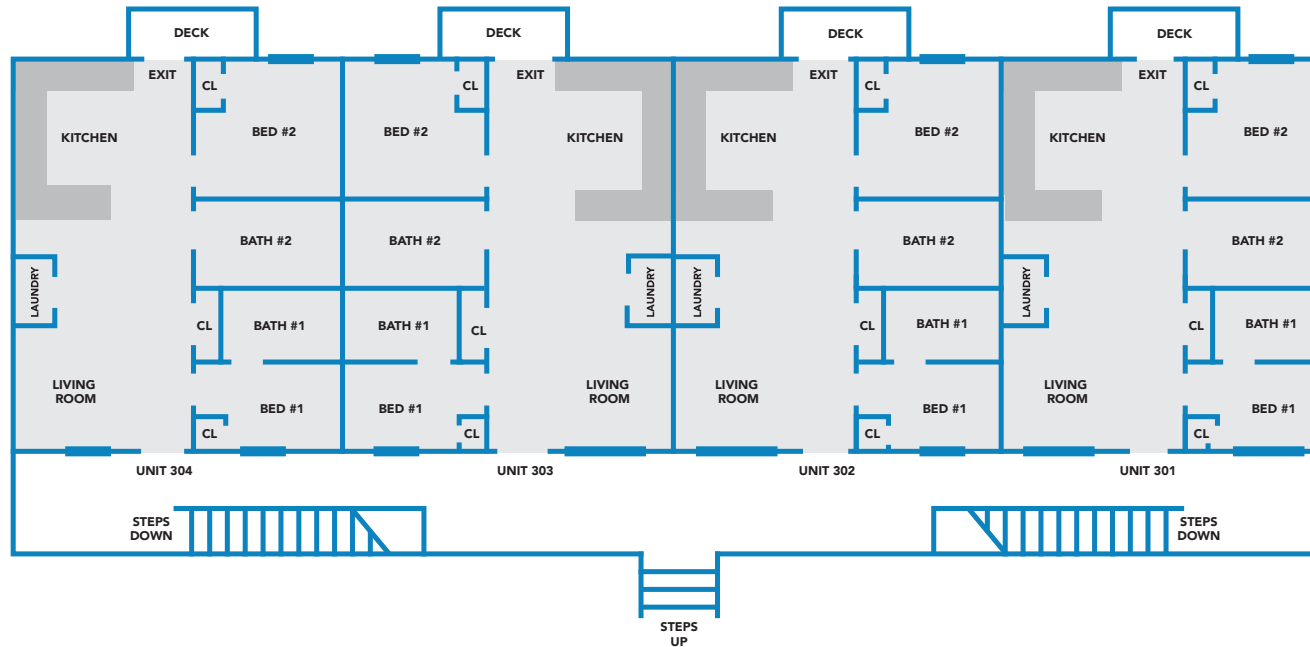
Finishes include a mix of vinyl wood-like flooring, drywall ceilings and walls, various light fixtures and ceiling fans in every bedroom.



FLOOR PLAN - SECOND FLOOR



FLOOR PLAN - THIRD FLOOR





Living Room



Kitchen



Bedroom #1



Bathroom #1





Laundry Closet



Bedroom #2



Bathroom #2



Living Room and Kitchen



Kitchen



Living Room



Bedroom #1





Bedroom #2



Bathroom #1



Bathroom #2



Laundry Closet



Living Room and Kitchen



Bedroom #1



Bedroom #2



Bathroom

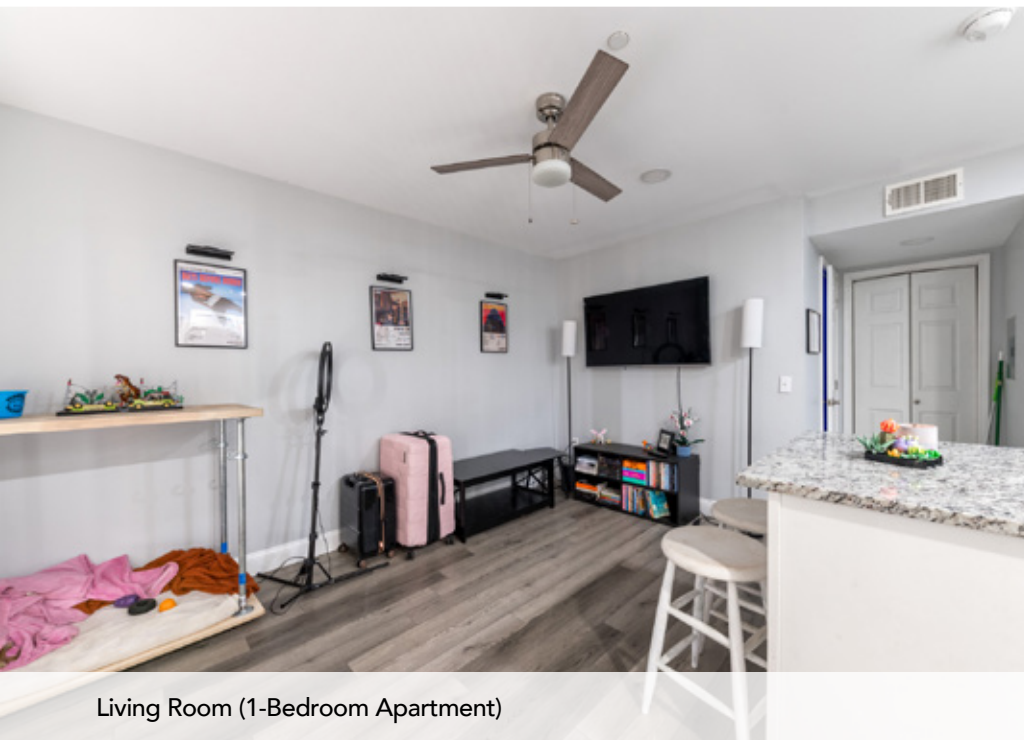




Kitchen (1-Bedroom Apartment)



Bedroom (1-Bedroom Apartment)



Living Room (1-Bedroom Apartment)



Bathroom (1-Bedroom Apartment)

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



59,161

Total Population



2,966

Businesses



79,300

Daytime Population



\$249,723

Median Home Value



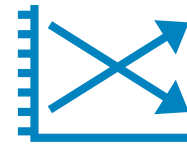
\$33,464

Per Capita Income



\$48,571

Median Household Income



0.11%

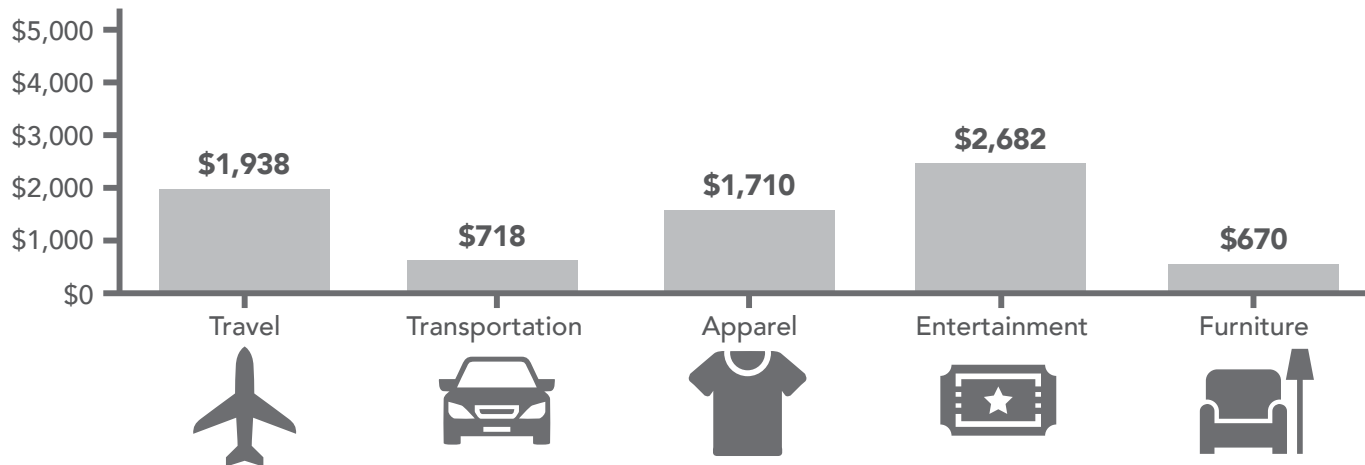
2024-2029 Pop Growth Rate



28,992

Housing Units (2020)

KEY SPENDING FACTS



5 MILE RADIUS



81,350

Total Population



3,621

Businesses



99,619

Daytime Population



\$258,530

Median Home Value



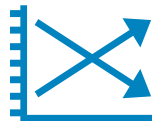
\$37,009

Per Capita Income



\$56,008

Median Household Income



0.25%

2024-2029 Pop Growth Rate



38,981

Housing Units (2020)

10 MILE RADIUS



119,841

Total Population



4,154

Businesses



121,049

Daytime Population



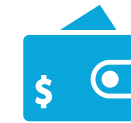
\$265,654

Median Home Value



\$39,464

Per Capita Income



\$61,663

Median Household Income



0.34%

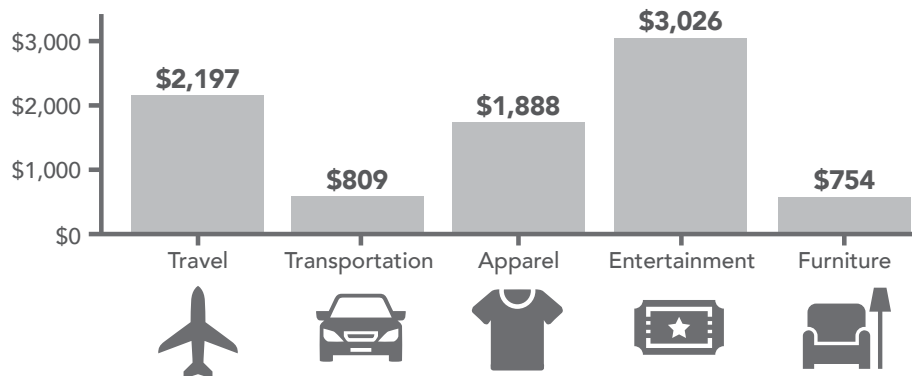
2024-2029 Pop Growth Rate



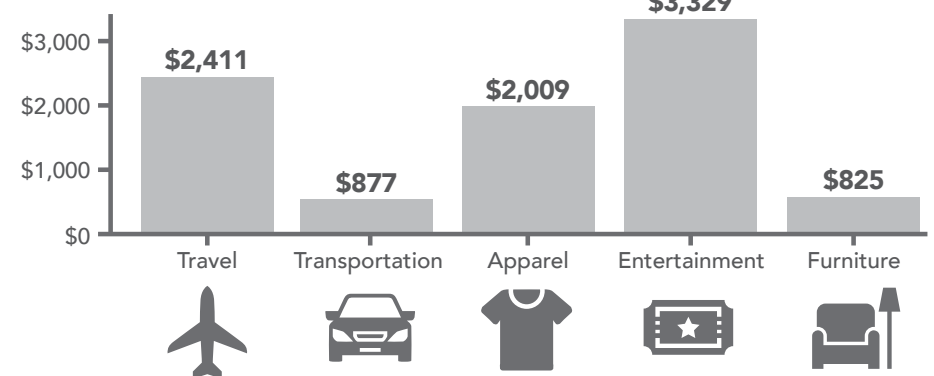
51,303

Housing Units (2020)

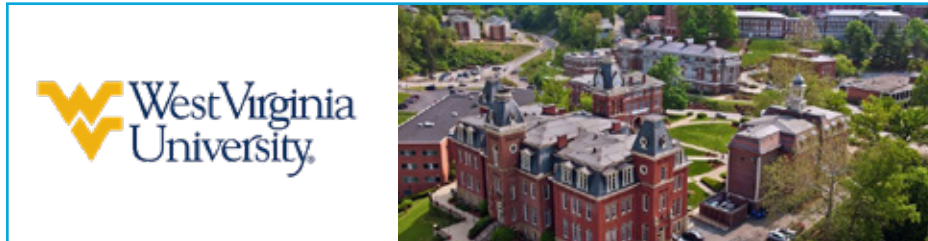
KEY SPENDING FACTS



KEY SPENDING FACTS



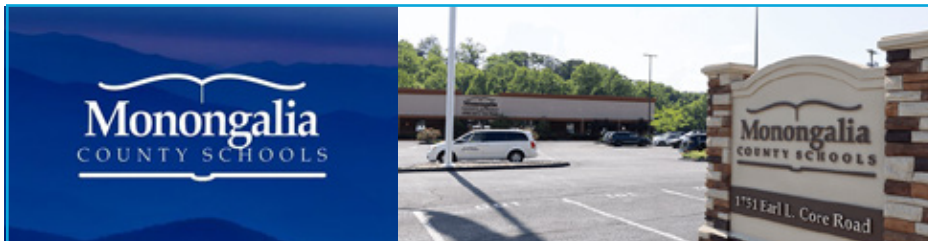
TOP FOUR LOCAL EMPLOYERS IN MORGANTOWN



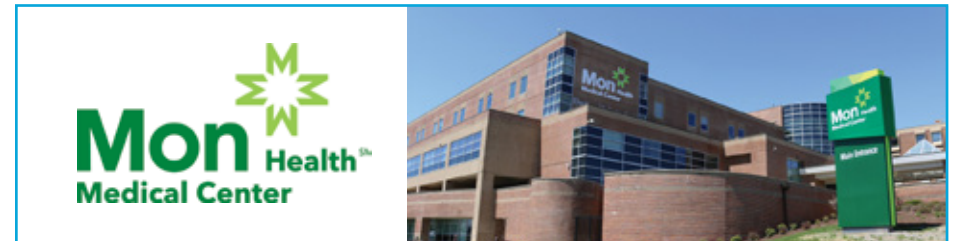
- Fall enrollment for WVU in 2023 remained steady at ~27,000 students and full-time and part-time faculty and staff includes 6,241 employees. ¹
- Among its 13 colleges, WVU's Morgantown campus offers more than 310 majors and hundreds of distance education and online classes. ²
- WVU has produced 25 Rhodes scholars, 26 Truman scholars, 81 Fulbright scholars, 47 Goldwater scholars, and 106 Gilman scholars. ²



- J.W. Ruby Memorial Hospital, the largest facility in the WVU Hospitals family, provides the most advanced level of care available to the citizens of West Virginia and bordering states. ³
- Home to WVU Medicine Children's, Jon Michael Moore Level 1 Trauma Center, several clinical programs, and the West Virginia University health schools. ⁴
- Rated "Best Regional Hospitals" by U.S. News & World Report in 2018-19. ⁵



- The district is comprised of approximately 11,400 students in 10 elementary schools, four middle schools, and two high schools, one middle/high school, one technical education center and one alternative learning center. ⁶
- Monongalia County has been honored as the Best WV School District by Niche Rankings and Stacker Publishing for three consecutive years (2021, 2022, and 2023). ⁶
- Graduation rates stand at an impressive 95%. ⁶



- Mon Health Medical Center is a 155-bed general, acute care hospital. It is the flagship member of Mon Health and Vandalia Health, an integrated healthcare delivery system offering a full range of services. ⁷
- The hospital offers a full range of centers including Mon Health Surgical Care, Mon Health Heart & Vascular Center, Center for Cardiac Care, Mon Health Cancer Center, Mon Health Family Birth Center, Women's Imaging Center, Endoscopy Center, Orthopedic Center, Ambulatory Surgery Center, and an Emergency Department. ⁷

¹ - <https://www.wvu.edu/about-wvu/wvu-facts>

² - <https://www.forbes.com/colleges/west-virginia-university/>

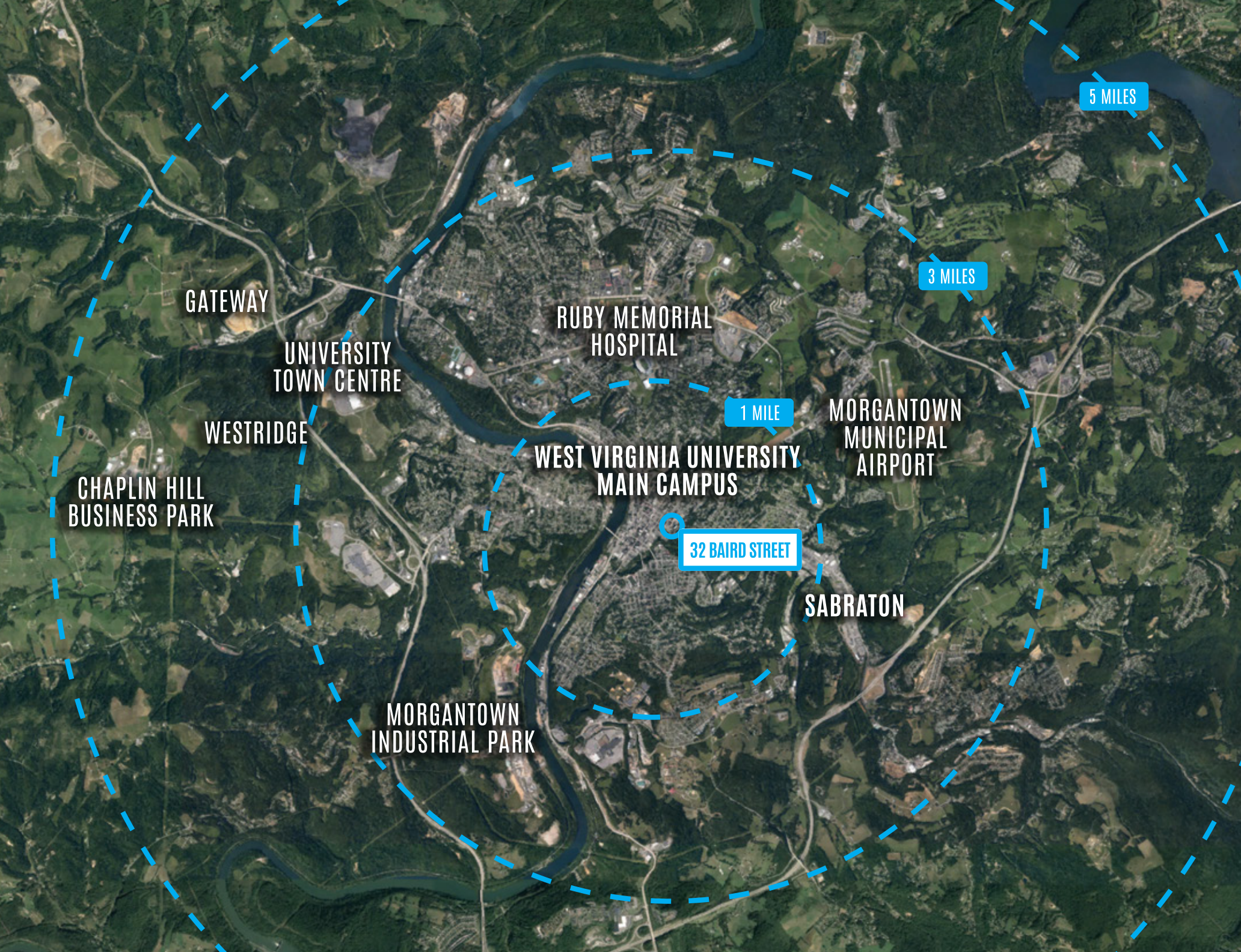
³ - <https://wvmedicine.org/about/hospitals-and-institutes/>

⁶ - <https://www.boe.mono.k12.wv.us/page/welcome>

⁴ - <https://wvmedicine.org/ruby-memorial-hospital/>

⁵ - <https://wvmedicine.org/ruby-memorial-hospital/about-us/>

⁷ - <https://www.monhealth.com/main/about-mon-health-medical-center>



5 MILES

3 MILES

1 MILE

32 BAIRD STREET

GATEWAY

UNIVERSITY
TOWN CENTRE

RUBY MEMORIAL
HOSPITAL

MORGANTOWN
MUNICIPAL
AIRPORT

WESTRIDGE

WEST VIRGINIA UNIVERSITY
MAIN CAMPUS

CHAPLIN HILL
BUSINESS PARK

SABRATON

MORGANTOWN
INDUSTRIAL PARK



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

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

- ① Westover Area
- ② Sheetz
- ③ Morgantown Chamber of Commerce
- ④ Starbucks, Underground Printing
- ⑤ Monongalia Magistrate
- ⑥ Iron Horse Tavern
- ⑦ Huntington Bank
- ⑧ Dollar General
- ⑨ Monongalia County Clerk
- ⑩ Almost Heaven Bar & Brill
- ⑪ Subway
- ⑫ Chase Bank
- ⑬ Public Safety Center
- ⑭ Morgantown Public Library
- ⑮ Morgantown Municipal Building
- ⑯ Morgantown Farmers Market
- ⑰ Truist Bank
- ⑱ Chipotle
- ⑲ CVS
- ⑳ WV Junior College
- ㉑ Downtown Campus Library
- ㉒ Mountainlair
- ㉓ West Virginia University Main Campus
- ㉔ University Place Housing
- ㉕ State On Campus Housing
- ㉖ Wharf District Parking Garage
- ㉗ Oliverio's Ristorante
- ㉘ Mountain State Brewing
- ㉙ Adams Legal Group, PLLC
- ㉚ Milan Puskar Stadium
- ㉛ MonHealth Medical Center
- ㉜ WVU medicine Health Sciences Campus
- ㉝ Ruby Memorial Hospital
- ㉞ WVU Evansdale Campus
- ㉟ WVU Coliseum

ECONOMIC DEVELOPMENT STATISTICS

Statistics below are within six mile radius of the subject location.

- **MYLAN PARK:** Mylan Park (*Located less than 6.3 mile from the subject location*) just finished a **\$40M indoor aquatic center and outdoor track**. Mylan Park offers nearly **400 acres** and hosted over **1,000,000 visitors a year** prior to the track, aquatic center, Monongalia County building, WVU Rehab and Assisted Living Center, alternative learning center. Pro Performance, a large indoor recreational facility, plus several softball fields comprise Mylan Park.
- **GATEWAY:** The Gateway (*Located 4.5 miles from the subject location*) is fast approaching a total of **\$60 Million of commercial development**.

Immediately adjacent to Gateway Development, Phase 1 (61 acres) of a townhouse development is under construction at Sugar Maple Ridge along Solomon Road. Phase I will consist of 220 townhouses.

Locations listed above can be referenced on the map on the following page.

WESTRIDGE DEVELOPMENT



The new WestRidge Business and Retail Park is located just 4 miles from the subject location. It includes 1,000+ beautiful acres of dynamic mixed-use development that has been master planned into five developments. See the development site plan with color coded plans on the following page.

Situated between the University Town Centre (Exit 155) and the Morgantown Mall (Exit 152), WestRidge is perfectly positioned at Exit 154 to capture the retail synergy generated by these two large developments. Transportation infrastructure in WestRidge includes unparalleled direct access to the Interstate 79 high-growth corridor via three interstate exits, one of which was built specifically to provide an “interstate front door” to WestRidge.

WestRidge Corporate Park (**red**) will include 500,000+ square feet of corporate office space. The first two pads are complete, with 90,000 square feet.

More than 400,000 square feet of regional retail and a new WestRidge Commons (**light blue**) will be located four miles from West Virginia University (30,000 students), the main retail component of the 300 acre business park on the west side of I-79 at Exit 154 projected to be approximately 400,000 square feet of retail and restaurants.

WestRidge Commons combined with University Town Centre, exit 154, will boast more than 1.3 million square feet of retail classifying it as a “Super Regional Center.” This will draw from a retail trade area of 25 miles or more.

Menards, is one of the areas newest retail business in the Greater Morgantown market. Menards is the nation’s third largest home improvement chain now occupying a 173,000 square foot facility.

WestRidge Commerce Center (**dark blue**) features a 100,000 square foot FedEx Ground distribution center plus more than 100,000 square feet of flex industrial space to be built by the developer. A total of 40 acres in large pad sites is also available for large-scale distribution, manufacturing and light industrial uses, including Pad 2E (16 acres) and 2F (24 acres).

DEMAND DRIVERS



West Virginia University is a family of distinctive campuses united by a single mission. From the groundbreaking research of the flagship in Morgantown to the liberal arts hub of WVU Potomac State in Keyser to the technology-intensive programs at WVU Tech in Beckley — they are leveraging their talents and resources to create a better future for West Virginia and the world. WVU is ranked as a Research University (Highest Research Activity) – R1 – in the 2015 Carnegie Classification of Institutions of Higher Education.²

The WVU Morgantown campuses are located in a town named **“No. 1 Small City in America”** by BizJournals.com for its exceptional quality of life. Morgantown, population 30,855, was also rated the ninth best college town in America by Business Insider and is within easy traveling distance of Washington, D.C., to the east, Pittsburgh, Pa., to the north, and Cleveland and Columbus, Ohio, to the northwest. Other rankings: Kiplinger.com included Morgantown in their 10 great places to live list; one of **“Best Sports Cities”** by Sporting News; 5th **“Best Small Metro”** by Forbes; 12th overall **“Hottest Small City”** by Inc.; one of **“50 Smartest Places to Live”** by Kiplinger’s; and the second-ranking **“Best College Town for Jobs”** by Forbes.²

Among its 13 colleges, WVU’s Morgantown campus offers more than 310 majors and hundreds of distance education and online classes. Fall enrollment for WVU in 2023 remained steady at ~27,000 students and full-time and part-time faculty and staff includes 6,241.²

WVU Medicine, the affiliated academic medical system of West Virginia University, unites the clinical and research faculty of the West Virginia University Health Sciences Center with the hospitals, clinics, and health professionals of the West Virginia University Health System. Together, they are a national leader in patient safety and quality, they are unified and driven by a passion to provide the most advanced healthcare possible to the people of West Virginia and the world.³

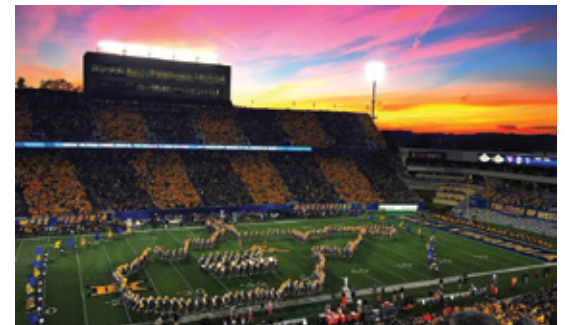
SOURCES

² - <https://www.wvu.edu/>

³ - <https://wvmedicine.org/about/>



WVU Main Campus - Morgantown, WV



WVU Football - Milan Puskar Stadium



WVU Medicine - Ruby Memorial Hospital



SHOPPING



- Morgantown has a wide variety of big box retailers plus locally owned merchants. You will find clothing/accessory stores, housewares, hard goods, soft goods and more at local malls and shopping centers including the University Town Centre, Gateway, Suncrest Towne Centre, Pierpont Centre, Morgantown Mall, and Wesmon Plaza.
- Choose from numerous supermarket options in Morgantown including Sam's Club, Walmart Supercenter, Kroger, Aldi, Giant Eagle and local organic markets.

RESTAURANTS



- Throughout Morgantown, upscale and casual dining options coexist with neighborhood bistros, family-owned eateries, national chains and spirited pubs and tastes from around the world.
- Top restaurants in Morgantown voted by locals include: Black Bear, Mario's Fish Bowl, Iron Horse, Table 9, Tailpipes, Sargasso, Hill and Hollow and Tin 202. Other popular establishments include Stefano's, Kegler's, The Wine Bar, Crab Shack Caribba and Mountaineer Tap House.

TRANSPORTATION



- **Mountain Line** is the town's bus service, and is free for faculty, staff and students with a valid WVU ID. The cost for non-WVU users is 75 cents per ride. The Mountain Line offers WVU specific routes, city/county routes and routes to Pittsburgh.
- Morgantown offers access to a variety of **taxi services** and **Uber** and **Lyft** drivers as an alternate means of transportation.
- Located only seven minutes from WVU Main campus, **Morgantown Municipal Airport** (MGW) currently offers daily flights to Baltimore-Washington International (BWI) in Maryland and Pittsburgh International Airport in Pennsylvania accessing nearly 1,000 connecting flights to domestic and international destinations.

ENTERTAINMENT



- Morgantown offers a variety of events and entertainment opportunities year round including WVU football games, WVU basketball games, baseball games at the Monongalia County Ballpark, live concerts and more.
- A significant nightlife presence is concentrated in downtown Morgantown. Multiple bars offer evening happy hour drink and dinner specials, as well as nightly live music, karaoke, trivia and drink specials.
- Other entertainment options include a bowling alley, Regal movie theatre, golf courses, walking and biking nature trails, fishing and boating on Cheat Lake and more.



Front of Building

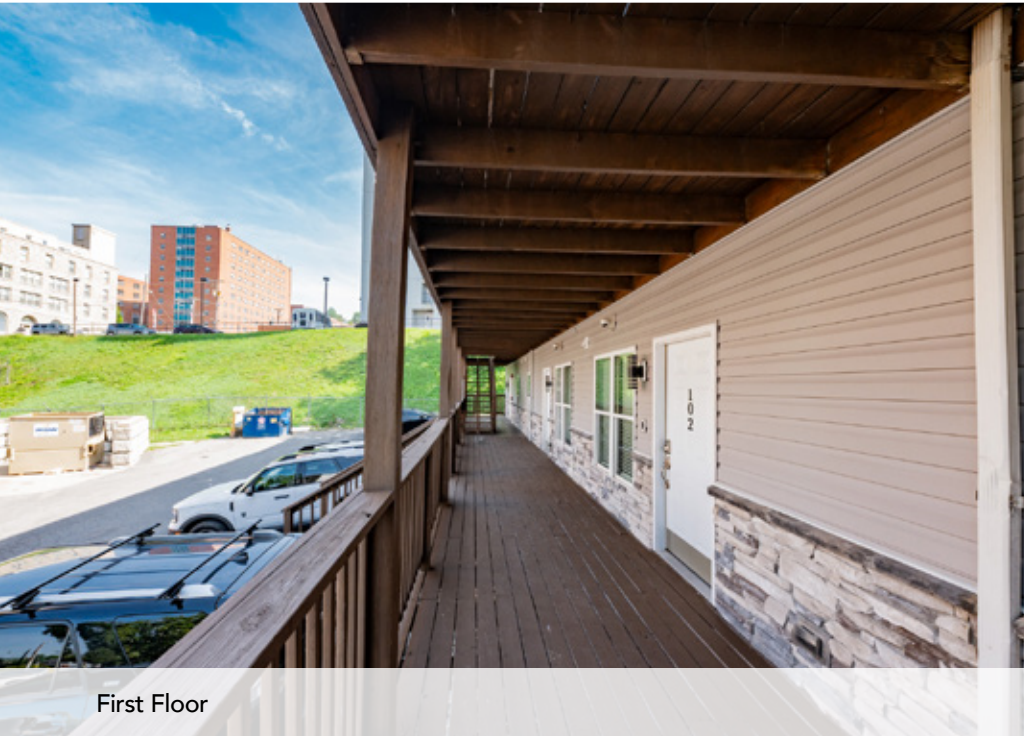




Front of Building



Back of Building



First Floor



Third Floor



UNIVERSITY TOWN CENTRE

EVANSDALE CAMPUS

WVU MAIN CAMPUS

DOWNTOWN - HIGH STREET

32 BAIRD STREET

Aerial Facing Southwest





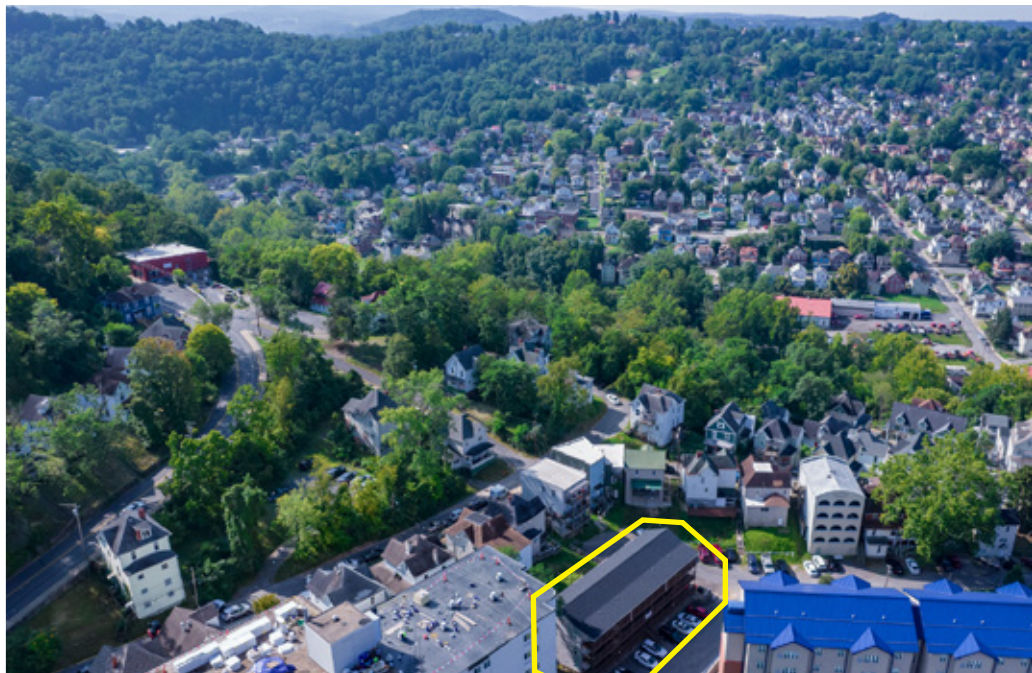
Aerial Facing West



Aerial Facing Northeast



Aerial From Above



Aerial Facing South



FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

CONTACT

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** All information is believed to be accurate but not guaranteed. More information is available upon request.*