



**SELLER CREDIT: \$100,000**

**18 POWERS COURT**  
WESTOVER, WV 26501

**3 BUILDINGS, 12 UNITS - MULTIFAMILY INVESTMENT**



WVU COLISEUM

RUBY MEMORIAL HOSPITAL

EVANSDALE CAMPUS

WESTOVER

 18 POWERS COURT

WESMON PLAZA

**18 POWERS COURT**  
WESTOVER, WV 26501

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## **FINANCIAL INFORMATION**

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

# INVESTMENT OVERVIEW

## POWERS COURT

WESTOVER, WV 26501

**SALE PRICE / \$995,000**

**SELLER CREDIT: \$100,000**

**GROSS BUILDING SIZE / 15,680 SQ FT**

**GROSS LOT SIZE / 0.42 ACRE**

**CITY LIMITS / INSIDE**

Black Diamond Realty is pleased to present Powers Court, a portfolio containing three multi-family buildings with 12 total apartments on 0.42 acre. The property offers three total buildings comprised of 15,680 (+/-) gross square feet. Off-street and garage parking is available. Cosmetic updates have been made to a few apartments which are not yet reflected in the photos of this flyer.

Along Fairmont Ave (Route 19), there is a daily traffic count of 19,169 vehicles per day. Along I-79 (Exit 152), there is a daily traffic count of 42,329 vehicles per day. (This data is provided by Esri, Esri and Kalibrate Technologies 2024)





WVU COLESIUM

EVANSDALE CAMPUS

HEALTH SCIENCES CAMPUS

MILAN PUSKAR STADIUM

WVU MAIN CAMPUS

WESTOVER

 18 POWERS COURT

19,169 VEHICLES PER DAY, 2021

WESMON PLAZA

Aerial View Facing North.

## BUILDING SPECIFICATIONS

Built in the early 1970's, Powers Court offers one, two-story and two three-story multi-family apartment buildings situated on 0.42 acre. Building A offers four apartments and is comprised of 5,760 (+/-) square feet across three floors, lowest level being garage parking. Building B offers five apartments and is comprised of 5,208 (+/-) square feet across two floors (accessed via Fairmont Road). Building C offers three apartments and is comprised of 4,712 (+/-) square feet across three floors, lowest level being garage parking (accessed via Alley A).

The buildings are wood frame and block construction with various exterior finishes including vinyl siding and stone. The roof covering is shingle. Apartments can be accessed via common entrance at the front of the building.

Interior finishes to all apartments include drywall walls, drywall and drop ceilings, a combination of vinyl and carpet flooring throughout. Kitchen appliances include a stove and refrigerator.

## INGRESS / EGRESS / PARKING

The property can be accessed in various locations with the main point of access being along Fairmont Road. Each apartment has two parking spots, one via single car garage and the other via parking lot along Fairmont Road. Building A and B parking/garages can be accessed via Fairmont Road and Building C garages can be accessed via Fairmont Road to Fairmor Drive to Alley A. Garage doors are opened via pin codes.

## LEGAL DESCRIPTION / ZONING

Located inside City Limits, this property is situated within the Westover Corp District of Monongalia County. The site is comprised of one parcel of land totaling 0.42 acre. The property is identified as Westover Corp District, Tax Map 8, Parcel 168. This can be referenced in Deed Book 1375, Page 293.

## 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](mailto: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 indicated that preference via email.



# PARCEL MAP



APARTMENT	BEDS	BATHS	SQ FT	BLDG. / FLOOR
10	2	1	1,200	A
12	2	1	1,200	A
14	2	1	1,200	A
16	2	1	1,200	A
18	2	1	1,000	B / 1
20	1	1	1,000	B / 1
22	2	1	1,000	B / 2
24	2	1	1,000	B / 2
26	2	1	1,000	B / 2
28	2	1	1,500	C
30	2	1	1,500	C
32	2	1	1,500	C

Garages are approximately 20' x 20'.

# BUILDING A - FLOOR PLAN

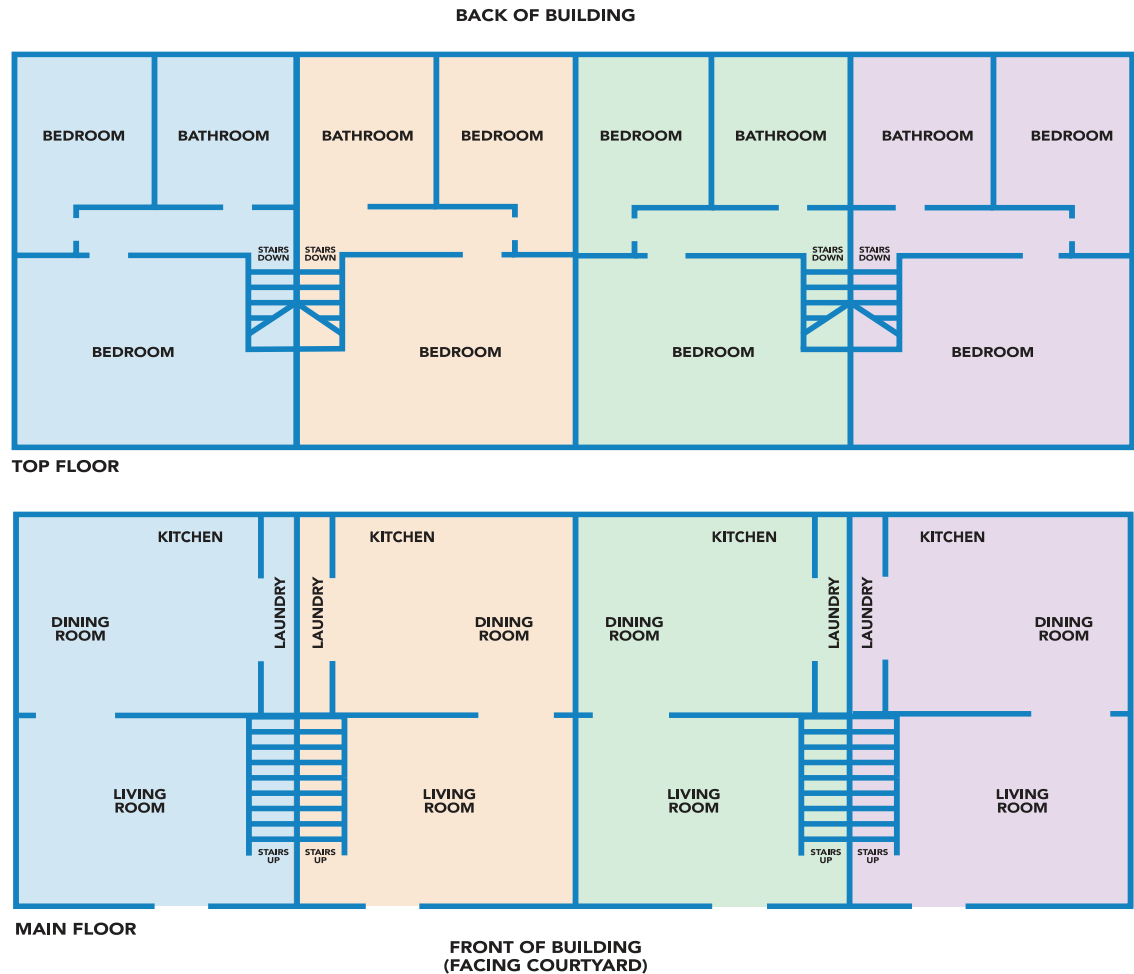
Building A is a three-story building with two floors above grade that are finished for apartment use and one floor partially below grade which is built out as garages. The building is comprised of 5,760 (+/-) square feet. The building is evenly divided into four apartments (10, 12, 14 and 16) which are all two story, two bedroom, one bathroom apartments. Each individual apartment is comprised of 1,200 (+/-) square feet.

Apartments offer a living room, kitchen, dining area, laundry closet, two bedrooms, and one bathroom. The apartments can be accessed via the middle level at ground level in the front of the building facing the courtyard.

Finishes include a mix of laminate flooring and carpet flooring, drywall walls, drywall and drop ceilings, and various lighting fixtures.

*\*Cosmetic updates have been made to a few apartments which are not yet reflected in the photos of this flyer.*

- Apartment 10**
- Apartment 12**
- Apartment 14**
- Apartment 16**





Building A - Exterior.



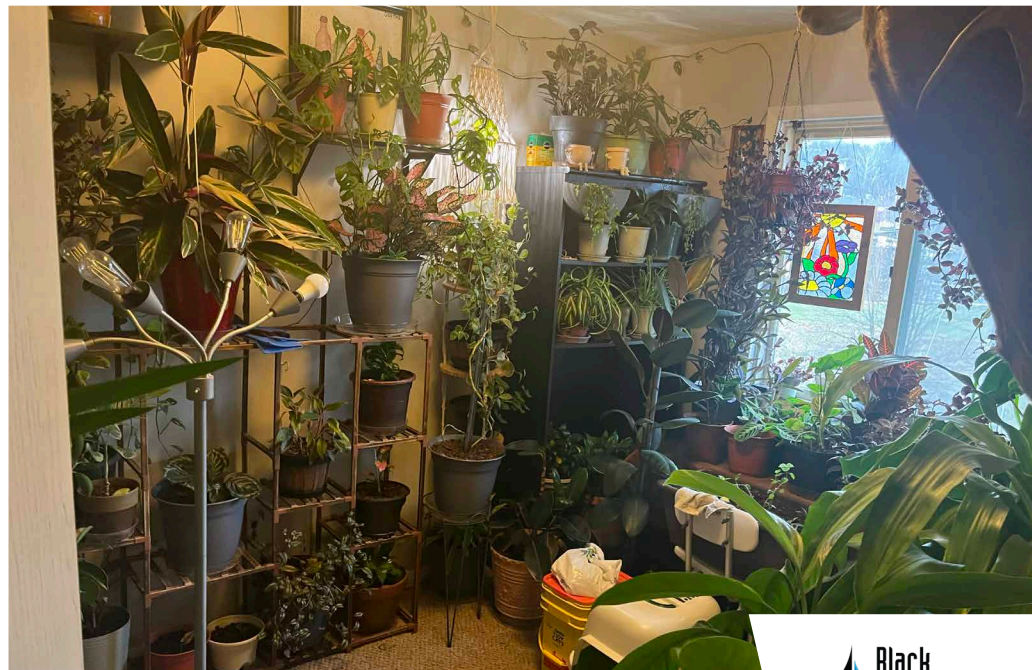
Building A - Living Room.



Building A - Kitchen/Dining Area.



Building A - Kitchen.



Building A - Bedroom.





Building A - Bedroom.



Building A - Bathroom.



Building A - Bedroom.



Building A - Kitchen/Dining Area..

# BUILDING B - LOWER LEVEL FLOOR PLAN

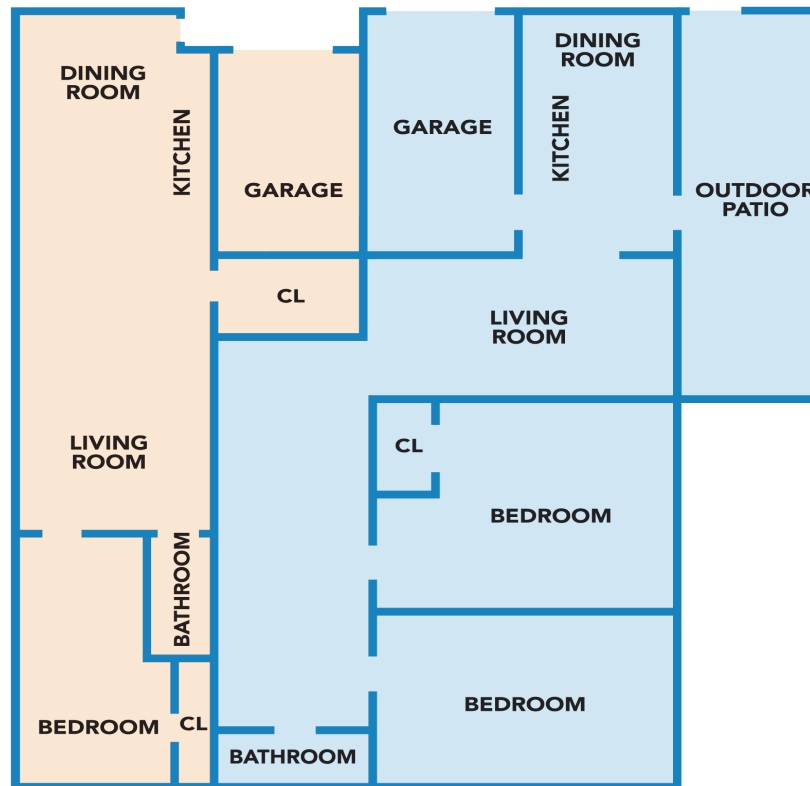
Located partially below grade, the lower level of building B is comprised of 2,604 (+/-) square feet and is divided into two apartments. Apartment 18 is a two bedroom, one bathroom apartment and apartment 20 is a one bedroom, one bathroom apartment. Each apartment is comprised of 1,300 (+/-) square feet. Apartments offer a living room, kitchen, dining area, laundry closet, bedroom(s), and bathroom. The apartments can be accessed via the ground floor at the back of the building opposite the courtyard.

Finishes include a mix of laminate flooring and carpet flooring, drywall walls, drywall and drop ceilings, and various lighting fixtures.

*\*Cosmetic updates have been made to a few apartments which are not yet reflected in the photos of this flyer.*

BACK OF BUILDING

- Apartment 18
- Apartment 20



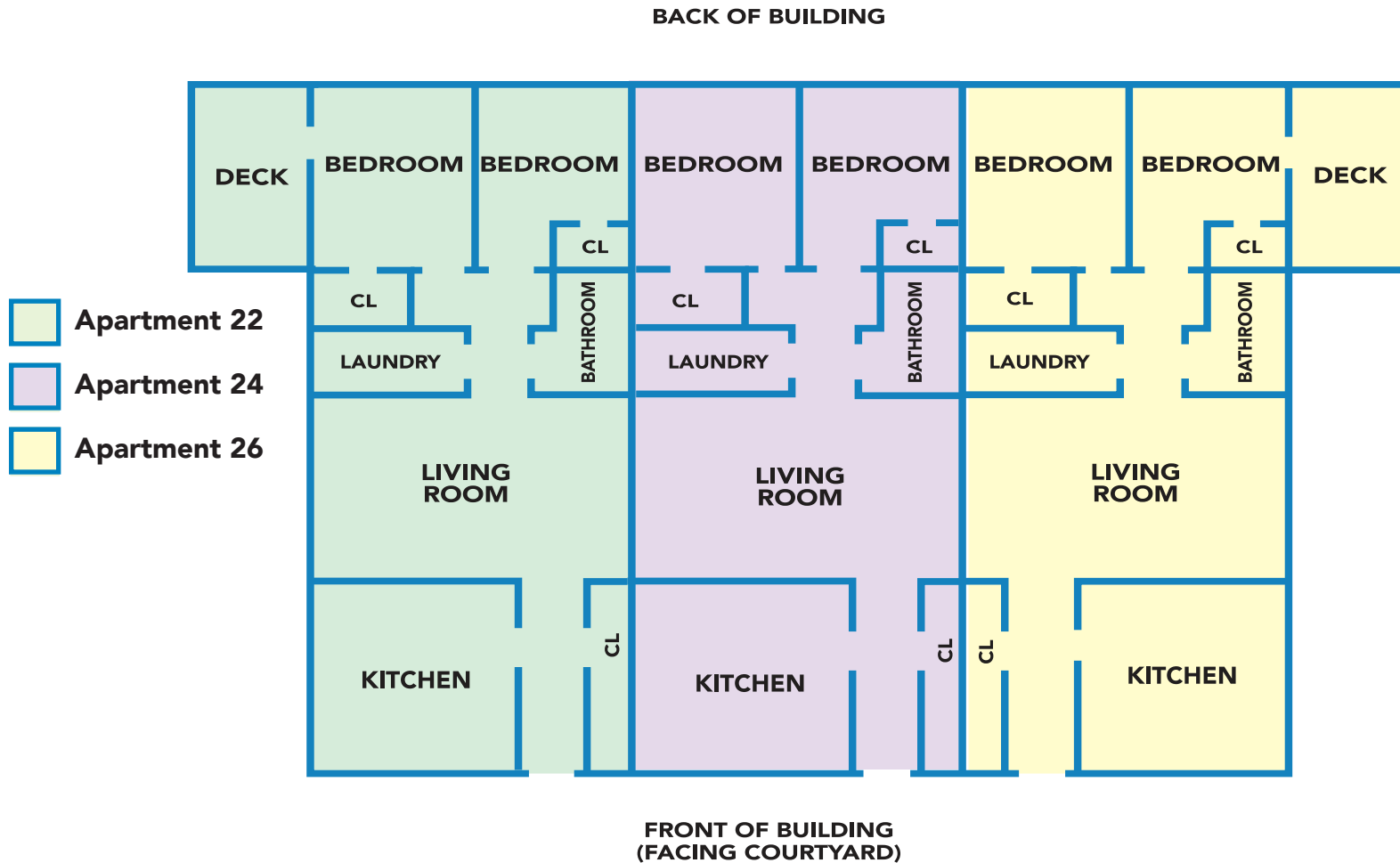
FRONT OF BUILDING BELOW GRADE  
(FACING COURTYARD)

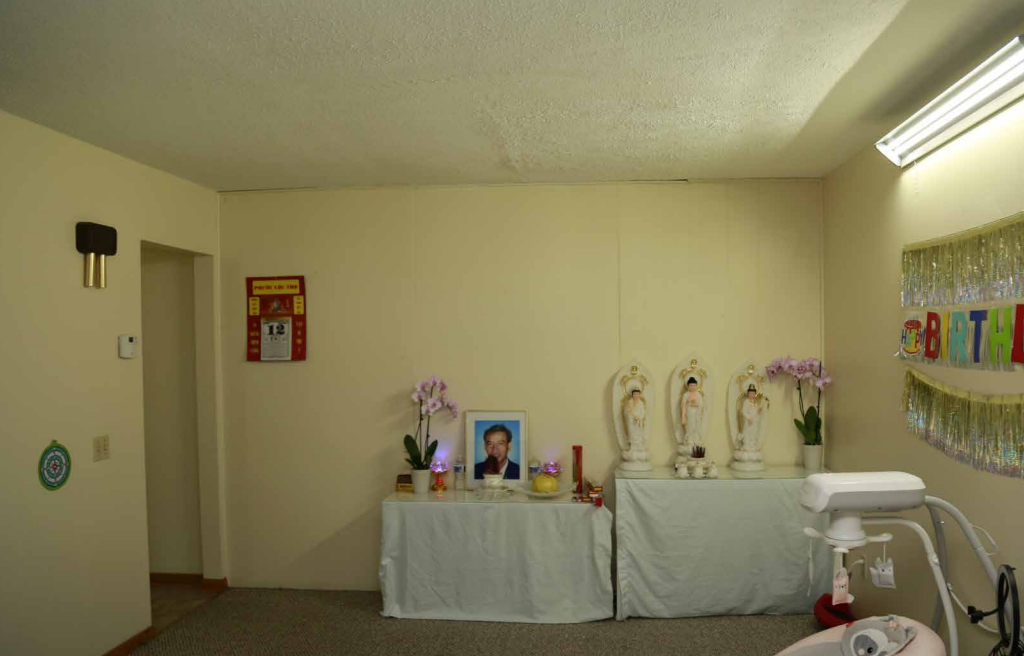


# BUILDING B- UPPER LEVEL FLOOR PLAN

The upper level of building B is comprised of 2,604 (+/-) square feet and is divided into three two bedroom, one bathroom apartments. Each apartment is comprised of 868 (+/-) square feet. Apartments offer a living room, kitchen, dining area, laundry closet, two bedrooms, and one bathroom. The apartments can be accessed via ground level at the front of the building facing the courtyard.

Finishes include a mix of laminate flooring and carpet flooring, drywall walls, drywall and drop ceilings, and various lighting fixtures.

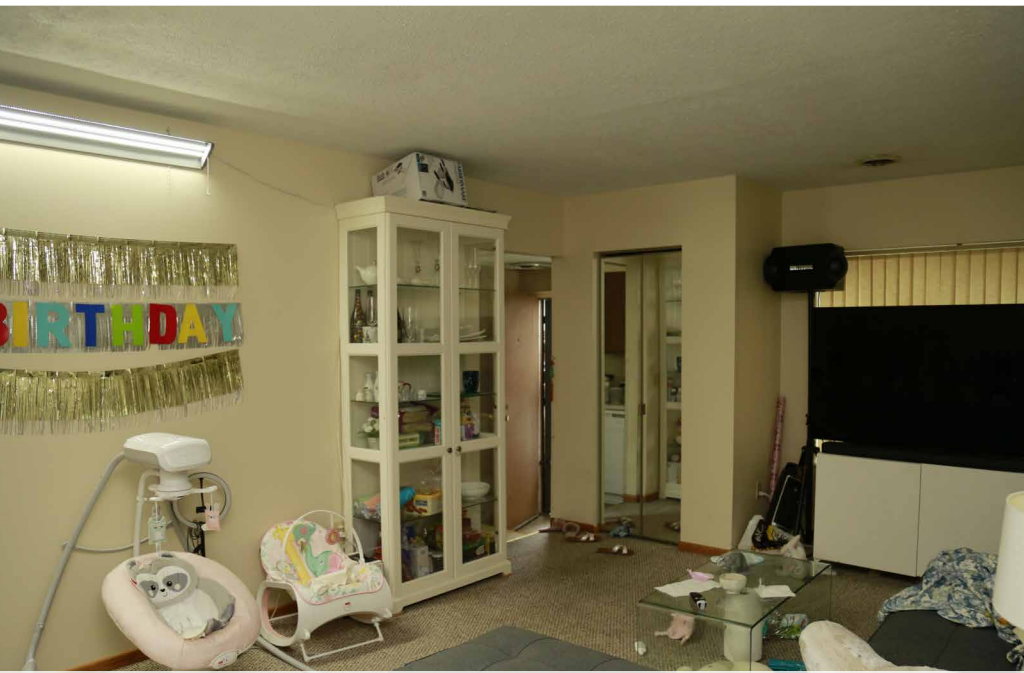




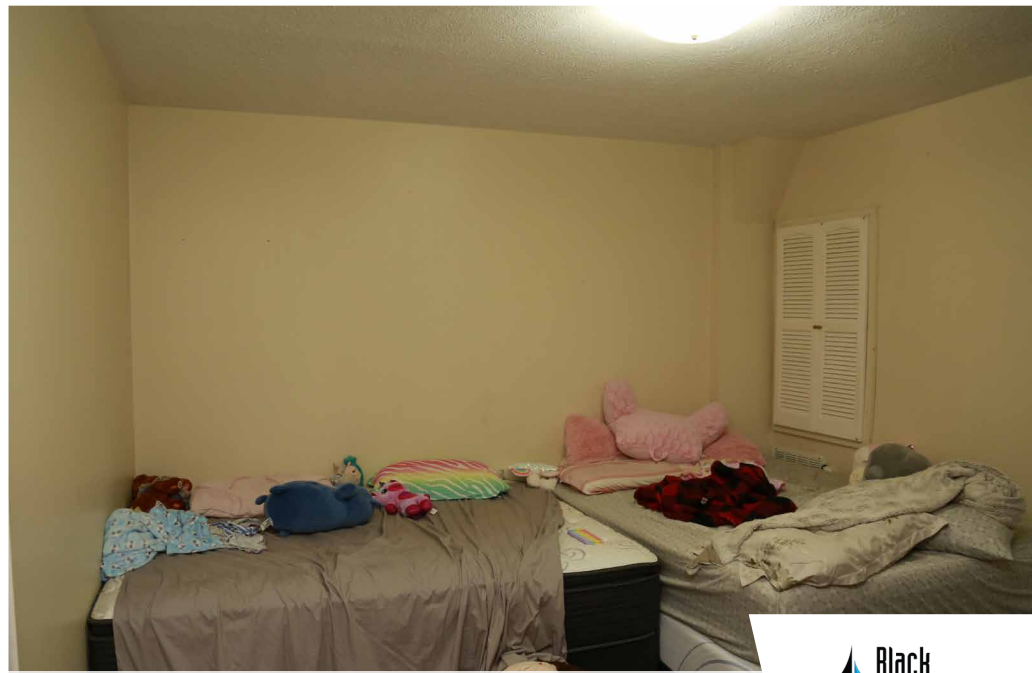
Building B Lower Level - Living Room.



Building B Lower Level - Kitchen/Dining Room.



Building B Lower Level - Living Room.



Building B Lower Level - Bedroom.





Building B Upper Level - Kitchen.



Building B Upper Level - Dining Room.



Building B Upper Level - Living Room.



Building B Upper Level - Bedroom.

# BUILDING C - FLOOR PLAN

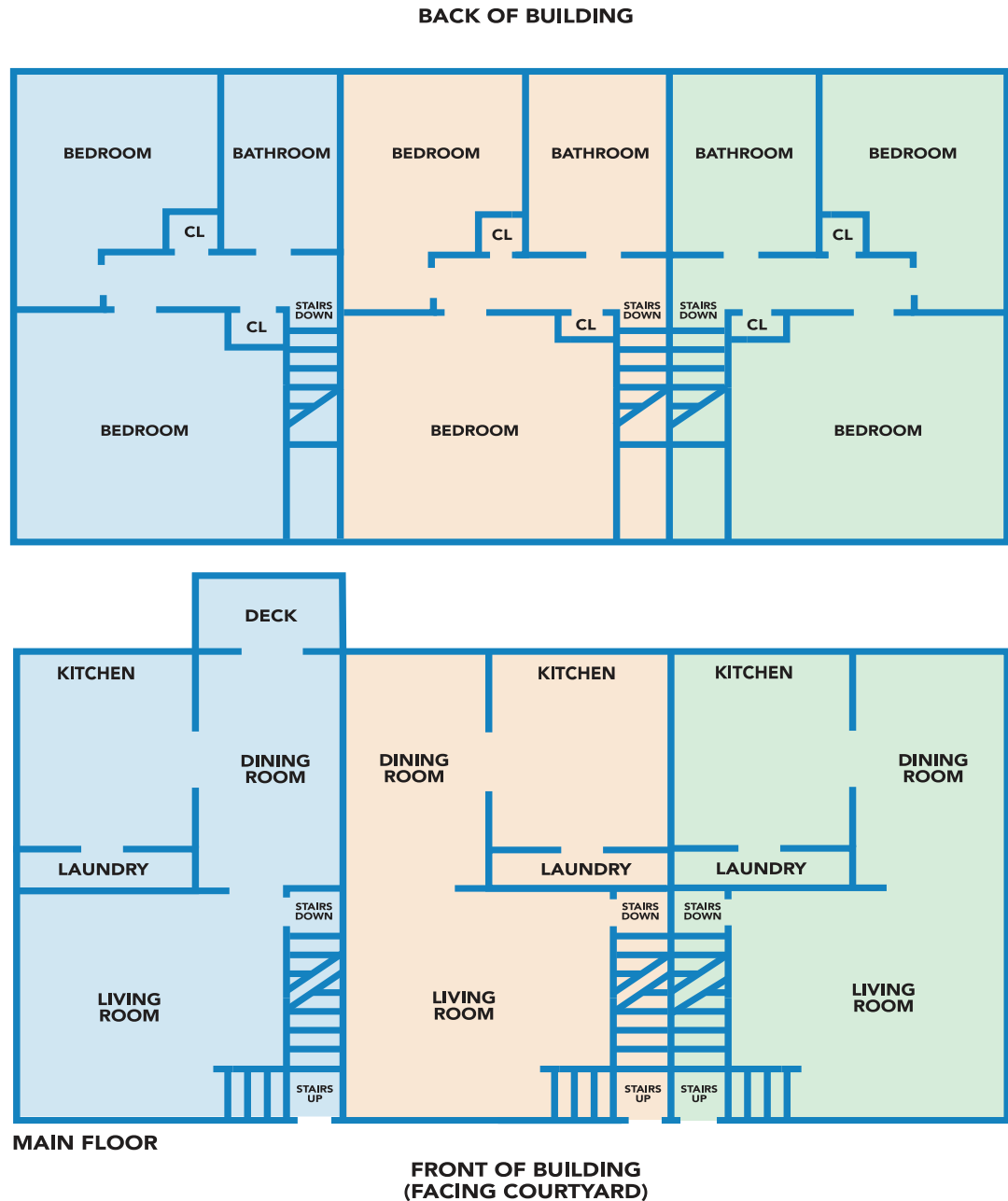
Building C is a three-story building with two floors above grade that are finished for apartment use and one floor partially below grade which is built out as garages. The building is comprised of 4,712 (+/-) square feet and is evenly divided into three apartments (28, 30 and 32) which are all two story, two bedroom, one bathroom apartments. Each individual apartment is comprised of 1,500 (+/-) square feet.

Apartments offer a living room, kitchen, dining area, laundry closet, two bedrooms, one bathroom and multiple closets. The apartments can be accessed via the middle level at ground level in the front of the building facing the courtyard or from the lower level garage.

Finishes include a mix of laminate flooring and carpet flooring, drywall walls, drywall and drop ceilings, and various lighting fixtures.

*\*Cosmetic updates have been made to a few apartments which are not yet reflected in the photos of this flyer.*

- Apartment 28**
- Apartment 30**
- Apartment 32**





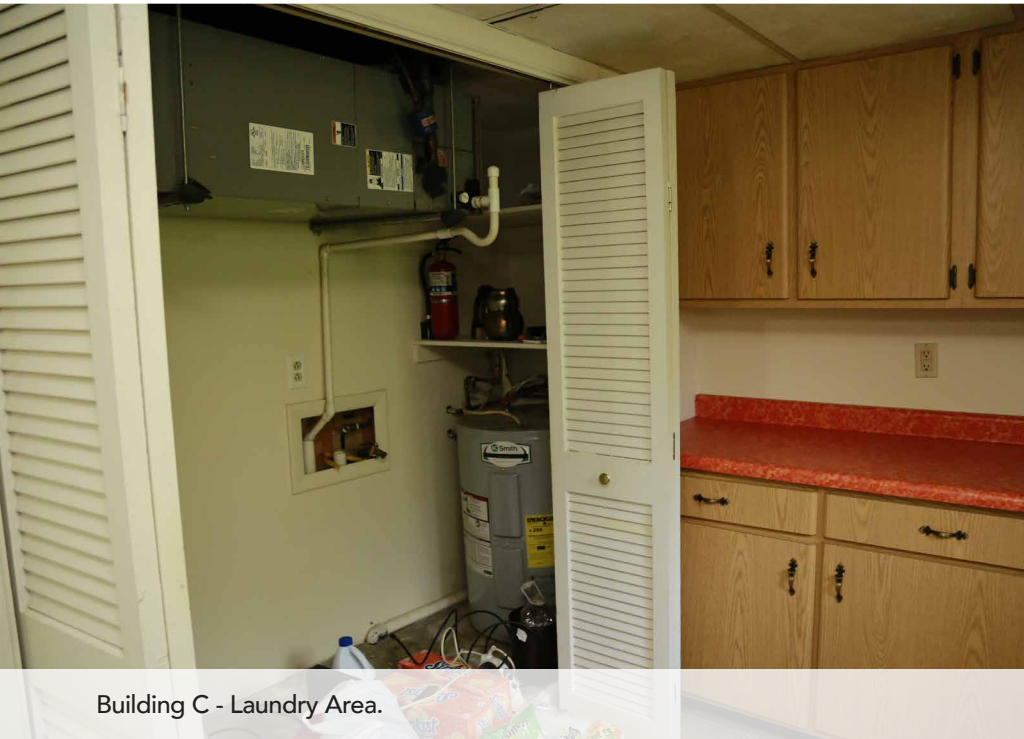
Building C - Exterior.



Building C - Living Room.



Building C - Kitchen.



Building C - Laundry Area.



Building C - Dining Area.

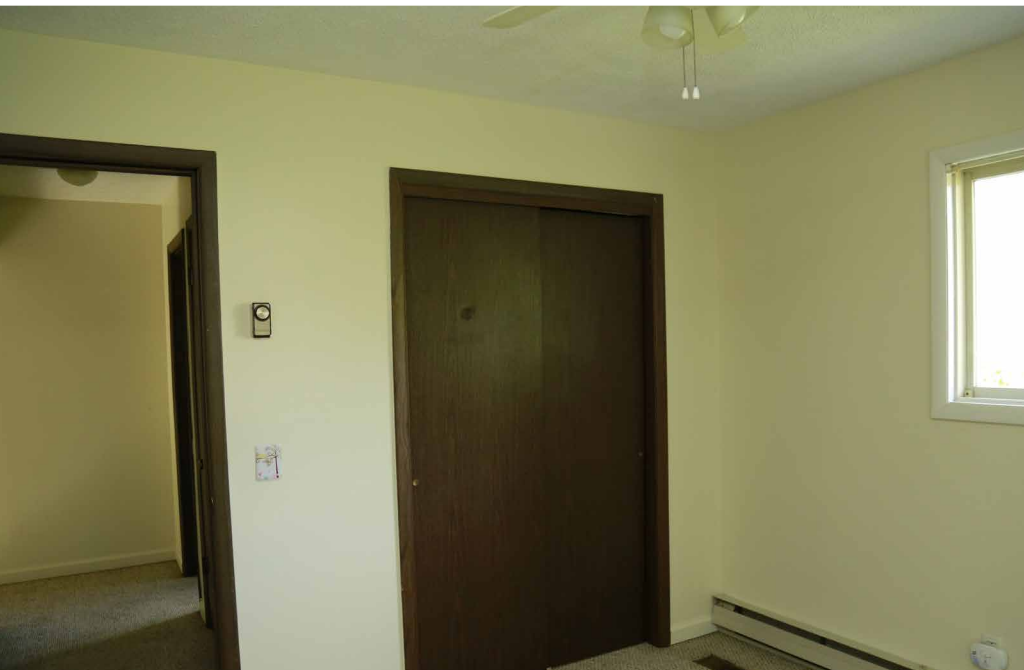




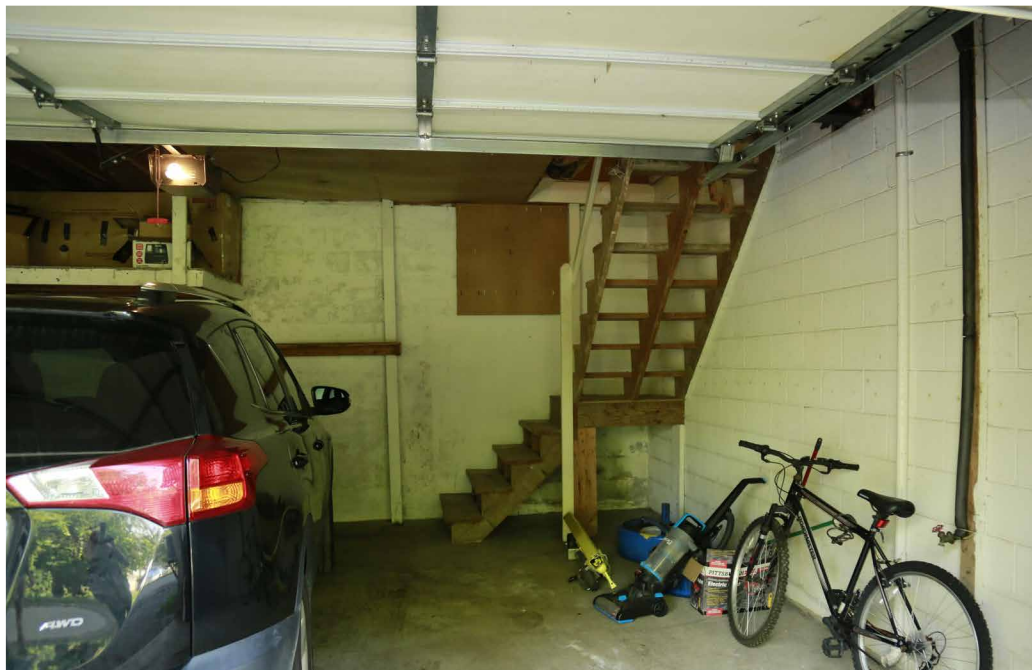
Building C - Bathroom.



Building C - Bedroom.



Building C - Bedroom.



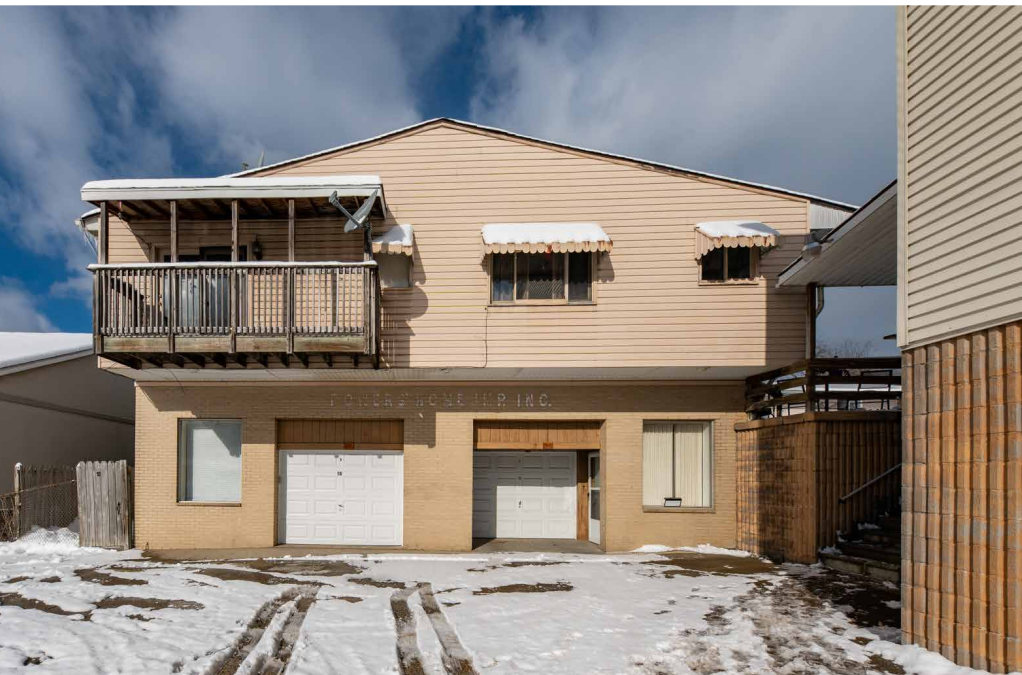
Building C - Garage.



Building A Back Facing Fairmont Road.



View of Building A from the Courtyard.



Building B Side Facing Fairmont Road.



View of Building B from the Courtyard.

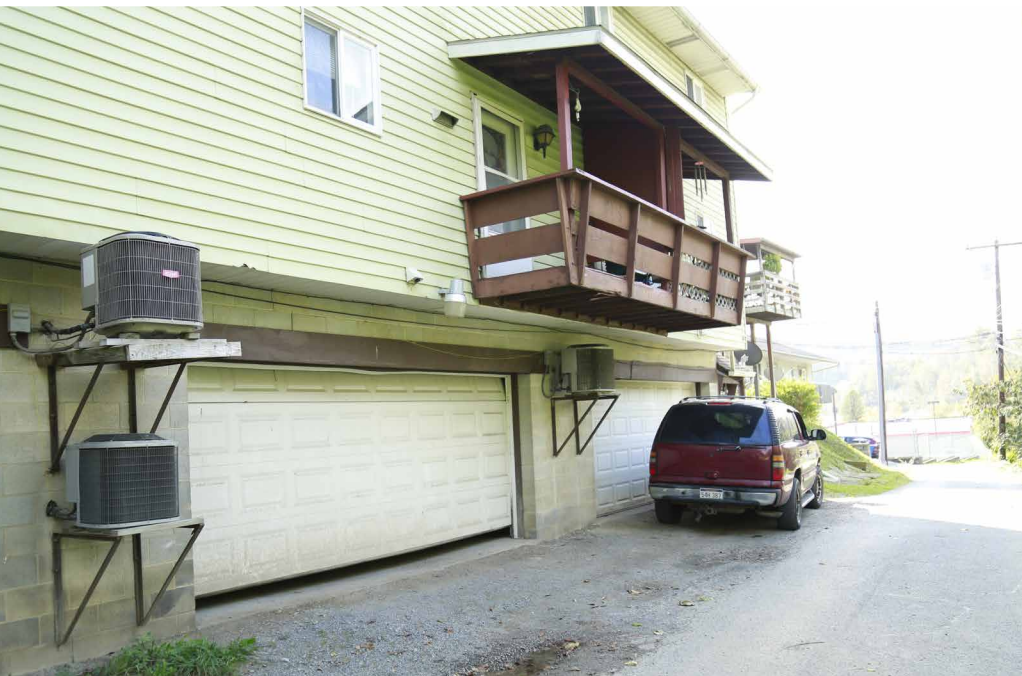




View of Building C from the Courtyard.



Building C Garage.



Building C Back Facing Alley.



Building A Garage.

# LOCATION OVERVIEW

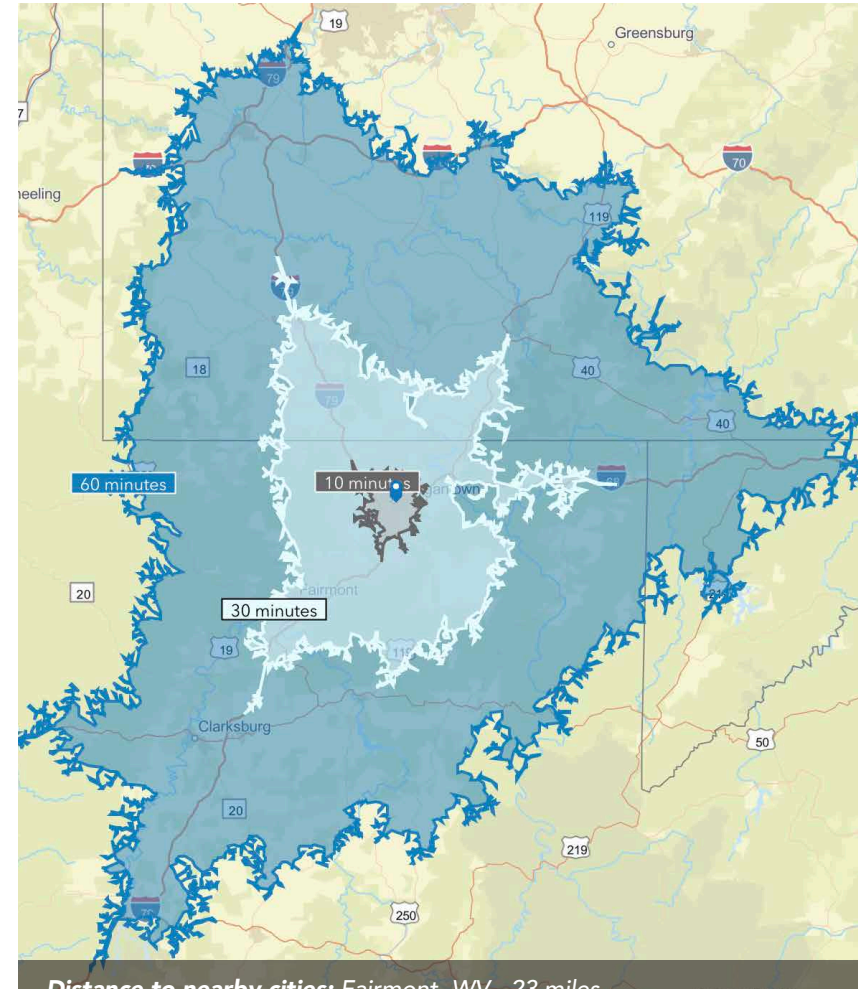
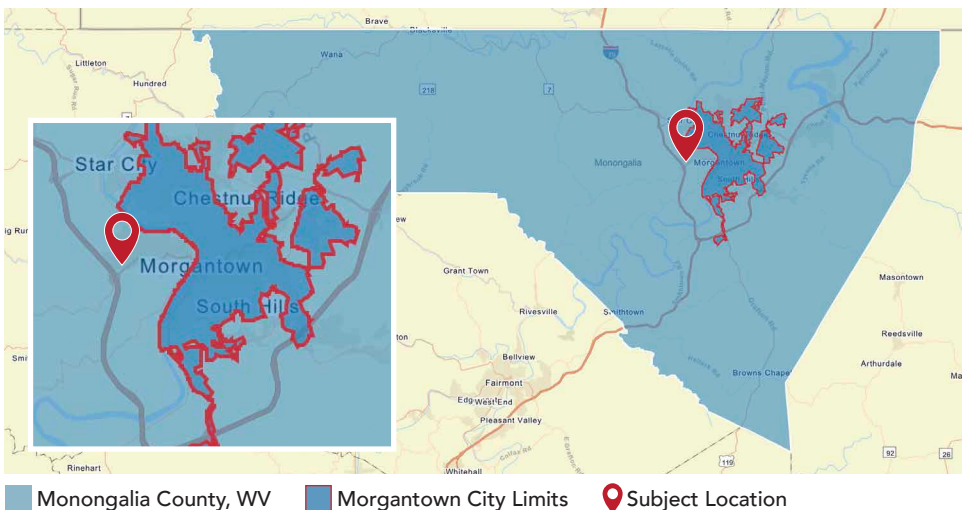
## LOCATION GROWTH / STATS

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 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

The **City of Morgantown** has a total population of 30,211 and a median household income of \$39,400. Total number of businesses is 1,524.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.*



**Distance to nearby cities:** Fairmont, WV - 23 miles, Uniontown, PA - 26 miles, Bridgeport, WV - 38 miles, Washington, PA - 53 miles, Pittsburgh, PA - 73 miles, Charleston, WV - 160 miles.



## TOP FOUR LOCAL EMPLOYERS IN MORGANTOWN



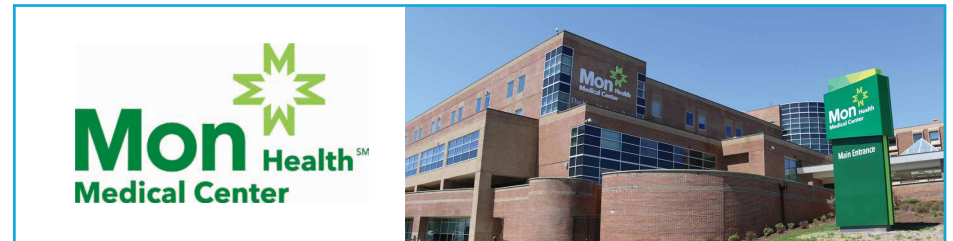
- Fall enrollment for WVU in 2023 remained steady at ~27,000 students and full-time and part-time faculty and staff includes 6,241 employees. <sup>1</sup>
- Among its 13 colleges, WVU's Morgantown campus offers more than 310 majors and hundreds of distance education and online classes. <sup>2</sup>
-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



- 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. <sup>3</sup>
- Home to WVU Medicine Children's, Jon Michael Moore Level 1 Trauma Center, several clinical programs, and the West Virginia University health schools. <sup>4</sup>
- Rated "Best Regional Hospitals" by U.S. News & World Report in 2018-19. <sup>5</sup>



- 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. <sup>6</sup>
- 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). <sup>6</sup>
- Graduation rates stand at an impressive 95%. <sup>6</sup>



- 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. <sup>7</sup>
- 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. <sup>7</sup>

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

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

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

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

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

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

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

# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**49,918**

Total  
Population



**2,584**

Businesses



**71,492**

Daytime  
Population



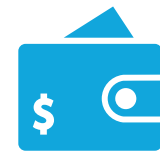
**\$241,575**

Median Home  
Value



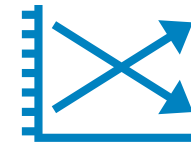
**\$32,061**

Per Capita  
Income



**\$45,335**

Median  
Household  
Income



**-0.03%**

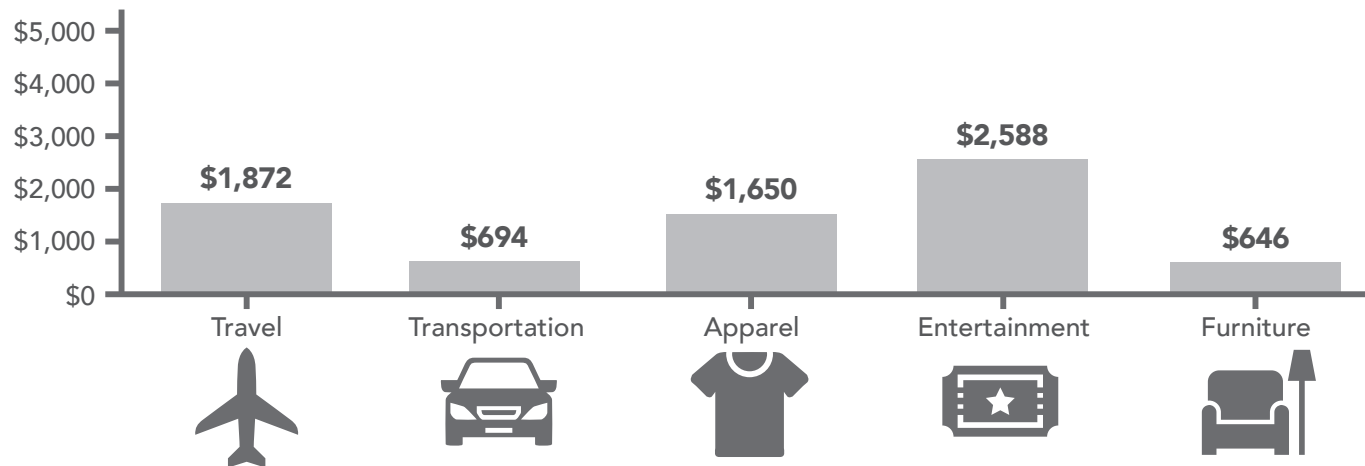
2024-2029  
Pop Growth  
Rate



**24,378**

Housing  
Units (2020)

### KEY SPENDING FACTS



## 5 MILE RADIUS



**72,852**

Total Population



**3,341**

Businesses



**93,783**

Daytime Population



**\$254,959**

Median Home Value



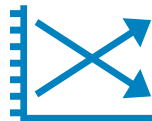
**\$35,358**

Per Capita Income



**\$52,535**

Median Household Income



**0.28%**

2024-2029 Pop Growth Rate



**35,243**

Housing Units (2020)

## 10 MILE RADIUS



**109,976**

Total Population



**4,047**

Businesses



**120,866**

Daytime Population



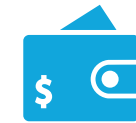
**\$263,140**

Median Home Value



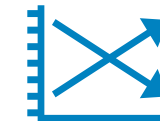
**\$39,487**

Per Capita Income



**\$62,016**

Median Household Income



**0.33%**

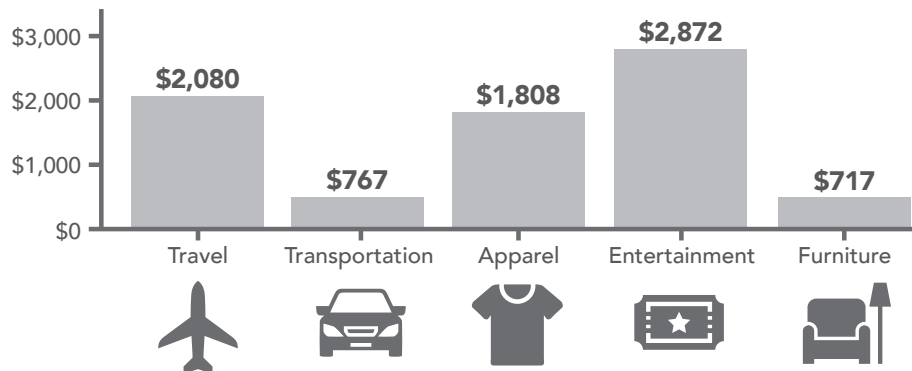
2024-2029 Pop Growth Rate



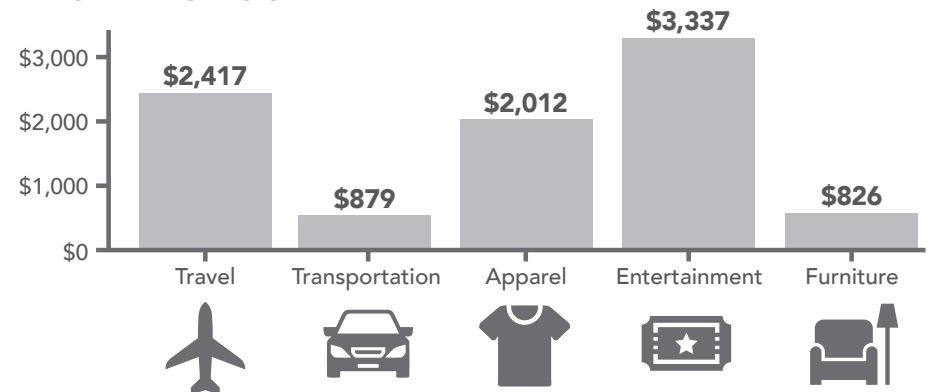
**51,322**

Housing Units (2020)

### KEY SPENDING FACTS



### KEY SPENDING FACTS





GATEWAY

UNIVERSITY  
TOWN CENTRE

RUBY MEMORIAL  
HOSPITAL

WESTRIDGE

WEST VIRGINIA UNIVERSITY  
MAIN CAMPUS

MORGANTOWN  
MUNICIPAL  
AIRPORT

CHAPLIN HILL  
BUSINESS PARK

18 POWERS COURT

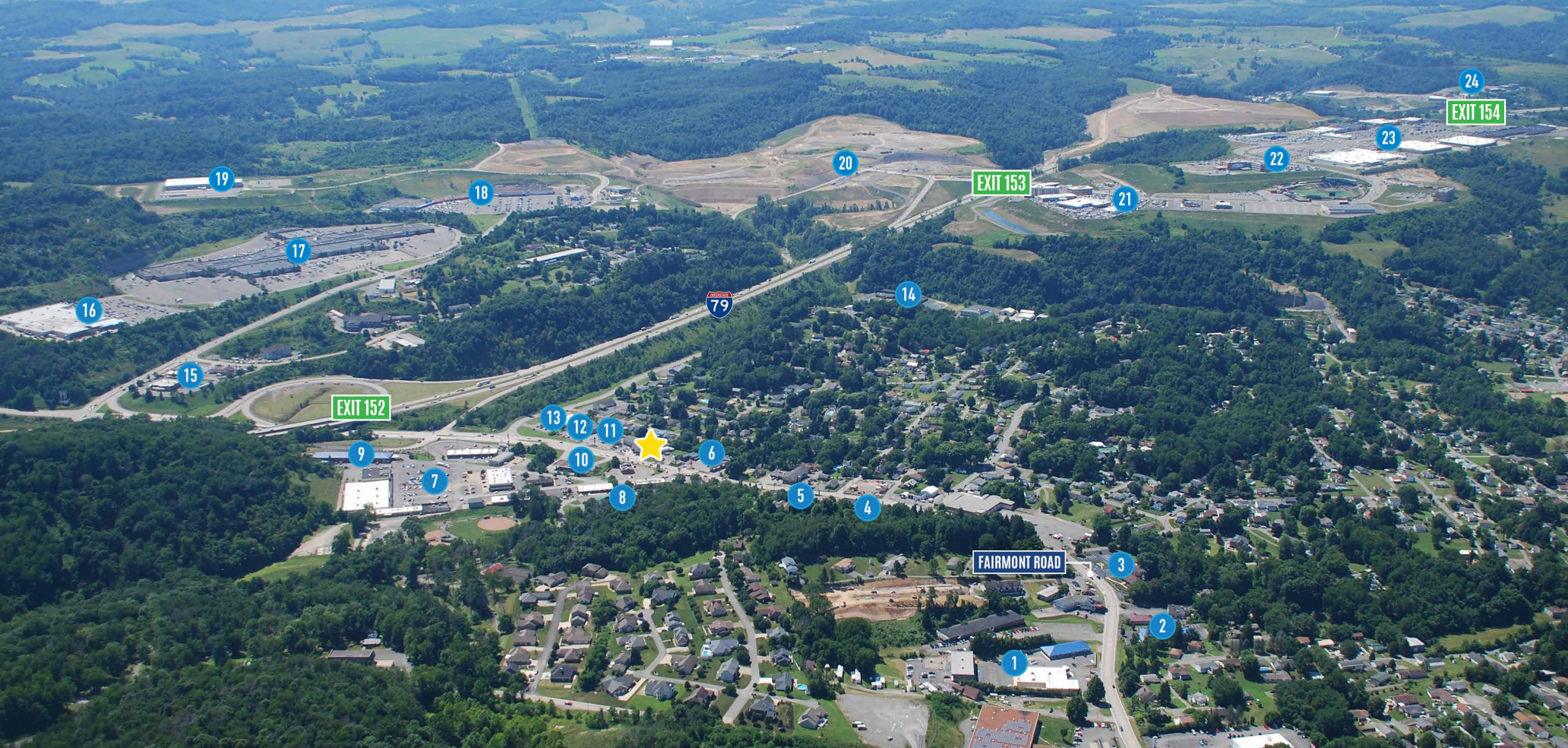
1 MILE

SABRATON

3 MILES

MORGANTOWN  
INDUSTRIAL PARK

5 MILES



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

- ① Goodwill
- ② Mon EMS Education Center, Mass Mutual Financial Group
- ③ McCulla Funeral Home
- ④ Mountaineer Vision Center, PLLC
- ⑤ Rumorz Hair Salon, Allstate Insurance
- ⑥ Bfs Foods, Gas Station
- ⑦ Wesmon Plaza: McDonald's, Taco Bell, West Virginia Office of Miners' Health Safety and Training, Somatic Wellness Massage Therapy, King Tire Service, Inc., Morgantown Vet Center, Big Lots, CosmoProf, Escape Room, Pizza Hut
- ⑧ Launch Pad Trampoline Park
- ⑨ Econo Lodge
- ⑩ Exxon Gas Station
- ⑪ Arby's
- ⑫ Advance Auto Parts
- ⑬ Wells Home Furnishings
- ⑭ The River Church
- ⑮ Bob Evans, Burger King, Fairmont Federal Credit Union
- ⑯ Lowes
- ⑰ Morgantown Mall
- ⑱ Gabe's, Rent-A-Center, Rural King
- ⑲ FedEx Ground
- ⑳ WestRidge: Menards, Bass Pro Shops, Exxon, Dunkin Donuts, Steptoe and Johnson
- ㉑ Ford Lincoln of Morgantown, Freedom Kia, Chick-fil-A, Wendy's, Fusion Japanese Steak House, Buffalo Wild Wings, Monongalia County Ballpark, Courtyard by Marriott, Star Furniture & Mattress
- ㉒ WVU Medicine
- ㉓ University Town Centre: Walmart Supercenter, Sams Club, Target, Dicks Sporting Goods, Premier Chevrolet Buick GMC, Giant Eagle, Starbucks, T.J. Maxx, Best Buy, Barnes & Noble, Dollar Tree, Bed Bath & Beyond, Game Stop, Aspen Dental, Sleep Outfitters, Harbor Freight Tools, Firehouse Subs, Kirkland's, Sleep Number, Longhorn Steakhouse, Cheddar's, Chili's, Red Lobster, Olive Garden, Fairfield Inn & Suites
- ㉔ Gateway: Hobby Lobby, The Greene Turtle, Candlewood Suites, Joe Romeo's I-79 Honda, La Quinta Inn & Suites, PARCS Superstore

## ECONOMIC DEVELOPMENT STATISTICS

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

- **MYLAN PARK:** Mylan Park (Located less than 5.2 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 3.5 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 ~2 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.<sup>2</sup>

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.<sup>2</sup>

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.<sup>2</sup>

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.<sup>3</sup>

## SOURCES

<sup>2</sup> - <https://www.wvu.edu/>

<sup>3</sup> - <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.



View of the Property Facing North.





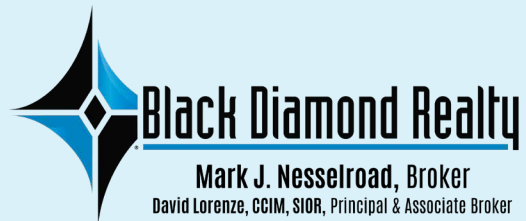
View of the Property Facing South.



View of the Property Facing North.



View of the Property Facing West.



## 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.*