

905 7<sup>th</sup> Avenue, Charleston, WV 25302  
Former Central Distributing, Inc.,  
Former Associated Wines and Spirits, Inc.



Charleston, West Virginia is very blessed to have three interstate highways and one four-lane limited access highway converging on the town. US 119 goes directly to Kentucky through all the southern coalfields. I 64 goes West to St. Louis and East to Richmond Virginia and further. I 79 goes to Erie Pennsylvania. I 77 goes to Cleveland and south to Columbia, South Carolina. Charleston is located within 500 miles of 60% of the population in the United States. The subject property is located very close to downtown and all of the interstate interchanges and access spots.



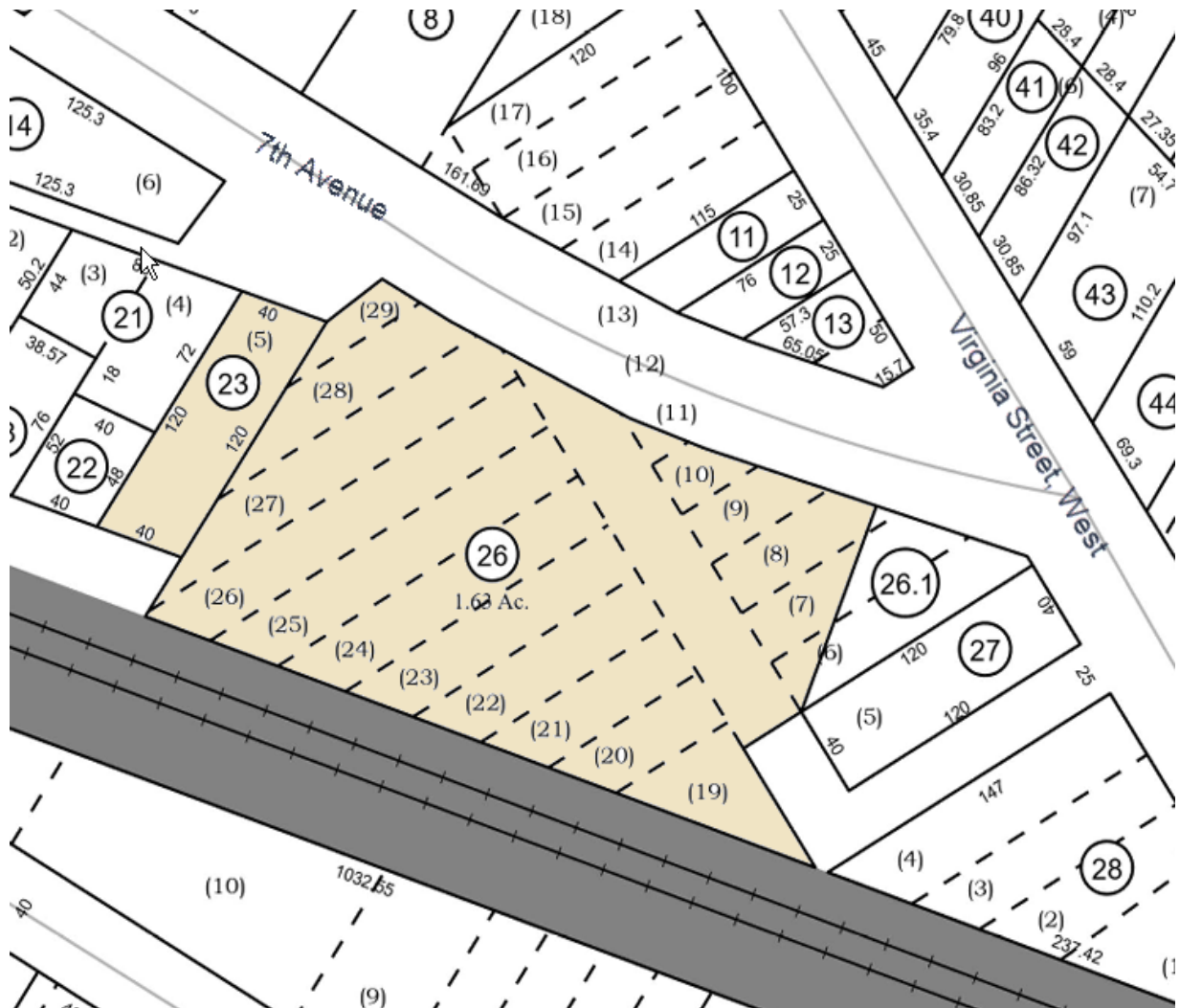


The neighborhood for the subject property is mostly business and commercial with a smattering of residential as can be seen in this aerial photograph. Access along Seventh Avenue and Virginia St., West is very good, even for large 53 foot tractor trailers.



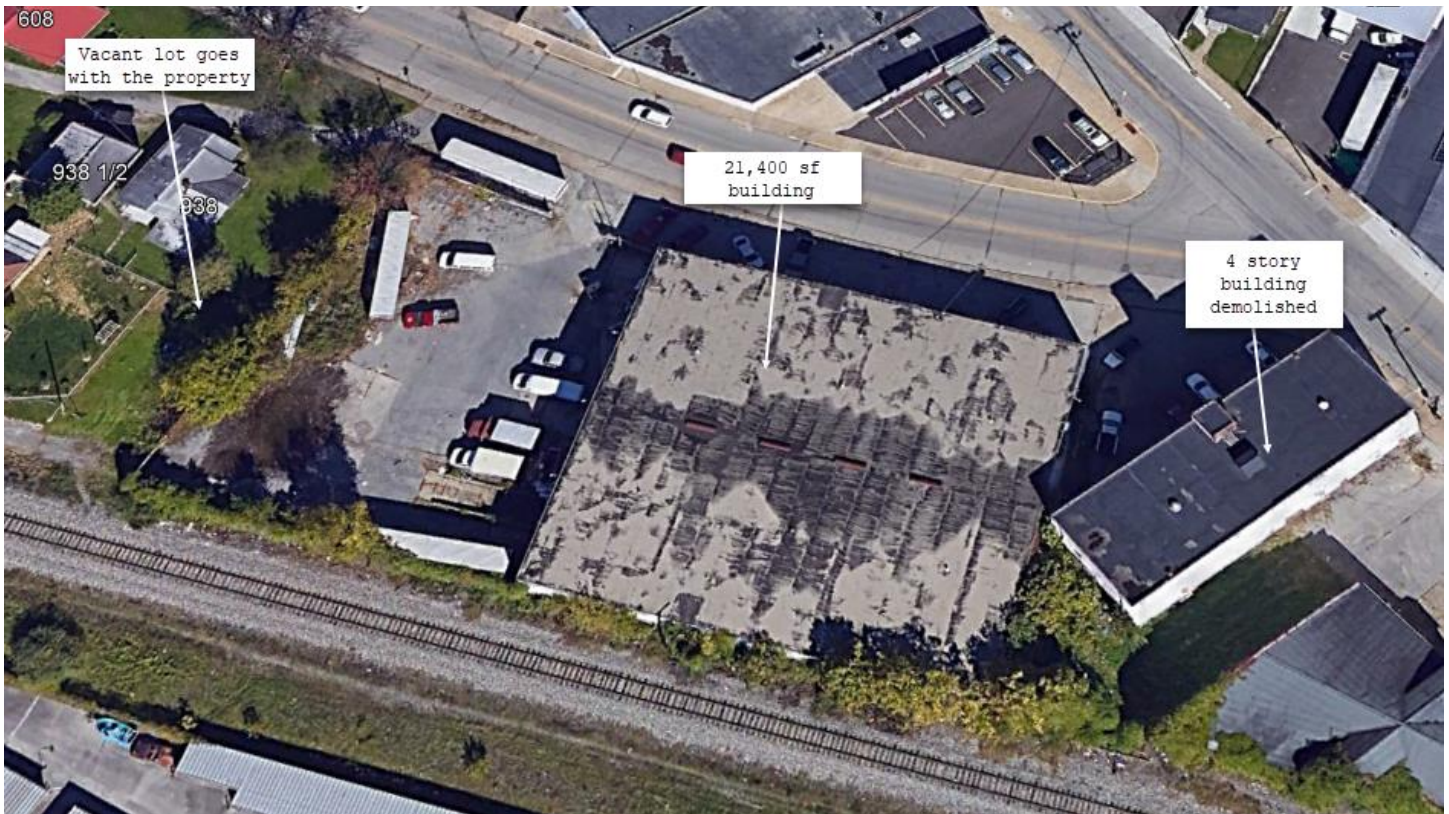
This Google Earth photo was taken in July 2023 looking east and even though the wine business was shut down, there was still activity out of the building from a small exterminating company that was sharing space. They have since moved out and the building is totally vacant.

This is the tax map showing the basic configuration of the property. It is an amalgam of lots from an old subdivision. The two lots combine for 1.63 acres or 75,794 sf.



This is the view looking west. The white building on the right has been demolished.





Price \$450,000.00



**Greetings from Wild and Wonderful West Virginia!**

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