

Goldman Associates, Inc.

Commercial and Industrial Real Estate

1014 Bridge Road
Charleston, West Virginia 25321

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Listing Agreement

Property Address: 317 Washington Street West
Charleston, West Virginia 25302 **Type Property:** Worship Facility w/
Classrooms & Gym

Tax District: Charleston West **Tax Map/Parcel:** 27/88-91, 93, 94 & 100

Annual Taxes: Tax-Exempt **Lot Size:** 1.71 Acres or 74,350 SF

Deed Book/Page: 2394/939, 2279/635, 1406/367 & 423, 2439/142, 121/194, 254/365, 372/560 & 1475/593

Building Sizes: Worship Facility: 40,200 Square Feet (Includes 11,000 Square Feet in Lower Level)
Hubbard Building: 7,800 Square Feet
Gymnasium: 12,200 Square Feet

Site Description: This corner site has 275 feet of frontage along Washington Street, 305 feet of frontage on the south side of Ohio Avenue and 260 feet along an adjacent public alley. It is a level site with multiple curb cuts and parking for approximately 75 spaces. The property is zoned UCD, Urban Corridor District, is located within the Elk City Historic District and is in an Opportunity Zone.

Improvement Description: The buildings consist of the main worship facility, which was constructed circa 1910 and includes a two-story classroom and office addition that was added in 1955. The addition includes a chapel, administrative offices and space used as a pre-school. The Hubbard Building is designed for classrooms, fellowship and administrative space and was constructed in 1932. The gymnasium was built in 1968 and includes a basketball court and office space. The roofs on the main worship facility and the Hubbard Building were replaced in 2020. The pre-school is a tenant and the owner operates several outreach programs from this facility.

Listing Agent: Todd Goldman **Sale Price:** \$700,000.00

