



**FOR SALE**  
INDUSTRIAL / SPECIAL PURPOSE  
MARKETING FLYER



**102 FOURTH STREET**  
**TERRA ALTA, WV 26764**



 **102 FOURTH STREET**

**TERRA ALTA**

**FIRE DEPARTMENT**

**BFS GAS STATION**

**TERRA ALTA/EAST PRESTON SCHOOL**

**FAMILY DOLLAR**

**DOLLAR GENERAL**

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## INDUSTRIAL / SPECIAL PURPOSE FOR SALE

## 102 FOURTH STREET TERRA ALTA, WV 26764

**SALE PRICE / \$500,000**

**GROSS BUILDING SIZE / 8,872 (+/-) SQ FT**

**GROSS LOT SIZE / 1.105 (+/-) ACRES**

**PROPERTY TYPE / INDUSTRIAL, SPECIAL  
PURPOSE**

**CITY LIMITS / INSIDE**

**PROPERTY HIGHLIGHTS / OVERHEAD DOOR,  
LOADING DOCK, PULL-AROUND PARKING  
AREA, SIGNAGE OPPORTUNITIES, LARGE  
OPEN ROOMS, VERSATILE USE, EQUIPPED  
WITH 3-PHASE POWER, STORAGE AREAS**

Located at 102 Fourth Street in Terra Alta, West Virginia, this versatile industrial/special purpose property presents an excellent opportunity for investors, owner-users, or organizations seeking a flexible facility with strong functionality and redevelopment potential. Situated on 1.105 (+/-) acres, the property features an 8,874 (+/-) square foot two-story building originally designed for industrial use and later converted into a community center, offering a unique combination of open space, office potential, and adaptable infrastructure.

The property is situated just off of Route 7, the main thoroughfare through Terra Alta and the midway point between Kingwood and Oakland. With its adaptable layout, industrial access points, strong site functionality, and central Terra Alta location, 102 Fourth Street offers a rare opportunity to acquire a property capable of serving multiple business models while providing long-term investment value.

# FOR SALE

## INDUSTRIAL / SPECIAL PURPOSE - LOCATED 300' FROM ROUTE 7

102 FOURTH STREET · TERRA ALTA, WV 26764 · 8,372 (+/-) SQUARE FEET

# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS

The first floor consists of 6,218 (+/-) square feet and is designed to support a variety of operational needs, with multiple large open areas, flexible room configurations, and varying ceiling heights throughout the building that allow for diverse industrial, warehouse, light manufacturing, distribution, office, or institutional uses. The second floor provides an additional 2,624 (+/-) square feet, ideal for administrative offices, meeting rooms, training areas, or supplemental workspace.

The property retains several key industrial features, including an overhead door and loading dock, providing efficient access for shipping, receiving, and operational logistics. The paved parking lot is designed with convenient drive-through circulation, allowing vehicles to enter and exit without the need to turn around—an especially valuable feature for delivery vehicles, service trucks, and larger commercial traffic. The building is equipped with 3-phase power.

Originally built in 1980, the building has been well maintained and benefits from a new HVAC system installed in 2018, offering improved energy efficiency and modern climate control. While the current interior build out reflects its most recent use as a community center, the structure can be readily converted back to a traditional industrial facility with office space, making it highly attractive for a wide range of commercial users.

## LEGAL DESCRIPTION / ZONING

- Located within the city limits of Terra Alta, WV
- Situated in the Terra Alta District of Preston County
- Property consists of one irregular shaped parcel
- Parcel identification: Terra Alta District (17), Map 6, Parcel 41-0002
- No zoning

## UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Available, but not currently connected
Water	City of Terra Alta
Sewer	City of Terra Alta
Trash	Sunrise Sanitation or Republic Services
Cable/Internet	Available, but not currently connected

## INGRESS / EGRESS

The property features a paved parking lot with two access points along Fourth Street, allowing for convenient drive-through circulation without the need to turn around. The lot provides parking for approximately 12–15 vehicles.

## POTENTIAL BUSINESS IDEAS

- Cafe
- Sandwich shop
- Book store
- Event space
- Antique emporium
- Data center
- Machine shop
- Grocery store

# LOCATION ANALYSIS

Preston County is located in north central West Virginia, bordering Maryland and Pennsylvania. Its county seat is Kingwood which is in the heart of Preston County, and offers a small town life in a beautiful mountain community. Preston County's picturesque, rural setting is only a short distance to several major metropolitan areas. Preston County is part of the Morgantown, WV Metropolitan Statistical Area, and is the southernmost county of the Pittsburgh media market.

**Preston County** has a total population of 34,243 and a median household income of \$62,624. Total number of businesses is 828.

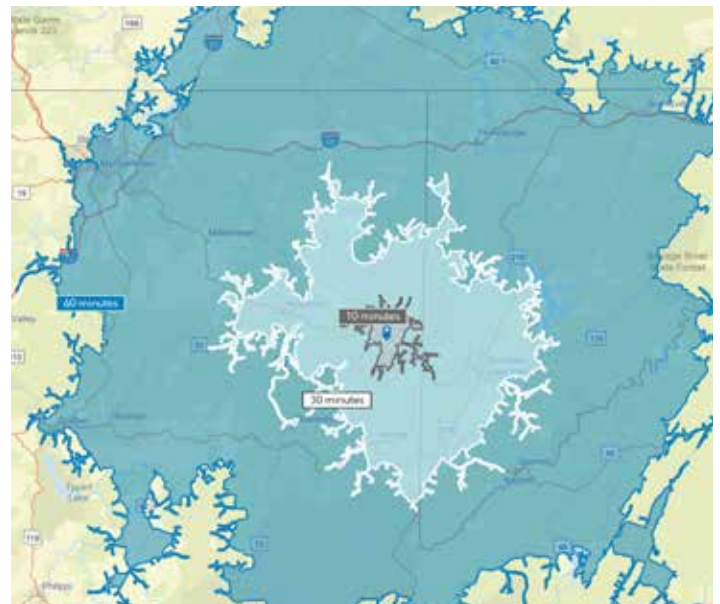
The **City of Terra Alta** has a total population of 4,327 and a median household income of \$56,469. Total number of businesses is 111.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.*



■ Preston County, WV ■ Terra Alta City Limits 📍 Subject Location

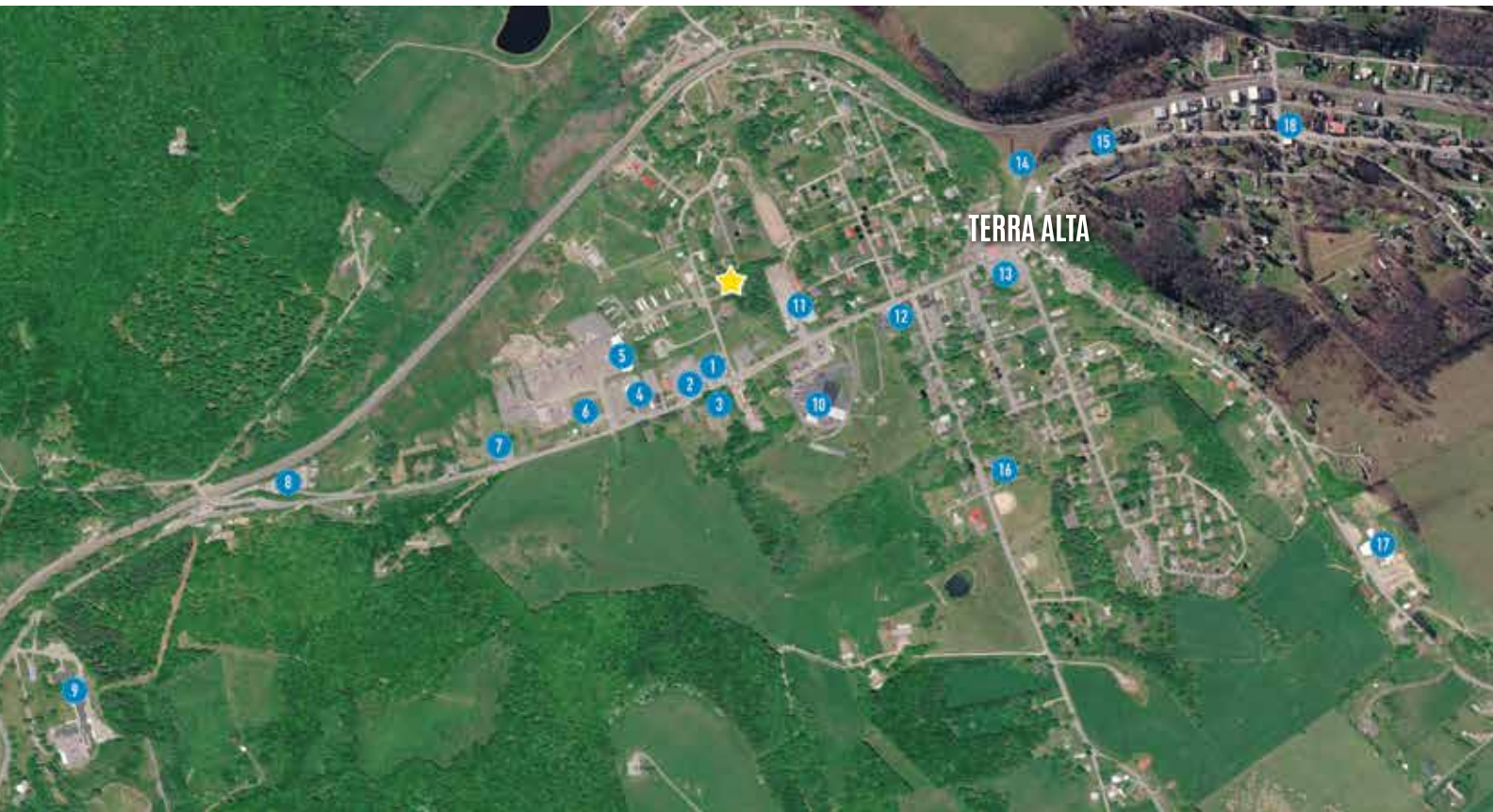
## SUBJECT PROPERTY PARCEL MAP



**Distance to nearby cities:** Kingwood, WV - 10 miles, Oakland, MD - 10- Miles, Morgantown, WV - 39 miles, Uniontown, PA - 40 miles, Fairmont, WV - 46 miles, Bridgeport, WV - 52 miles Elkins, WV - 61 miles, Pittsburgh, PA - 104 miles.

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# GOOGLE EARTH PHOTO



The Google earth image above highlights several surrounding businesses and amenities. The subject property at 102 Fourth Street has been referenced with a yellow star.

- ① BFS Gas Station, Subway
- ② Dairy Queen Grill & Chill
- ③ Family Dollar
- ④ Ball Outlet
- ⑤ Ball Auction
- ⑥ Dollar General
- ⑦ Insurance Centers
- ⑧ Delano's Flooring
- ⑨ Majestic Care of Hopemont
- ⑩ Terra Alta/East Preston School
- ⑪ Terra Alta Fire Department
- ⑫ Clear Mountain Bank
- ⑬ Terra Alta Public Library
- ⑭ Veterans Memorial Park
- ⑮ Shorthorns Tavern & Grill
- ⑯ Terra Alta Community Park
- ⑰ Preston Farmers Market
- ⑱ Groves Hardware

# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**2,743**

Total Population



**90**

Businesses



**2,388**

Daytime Population



**\$133,929**

Median Home Value



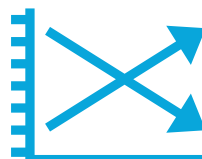
**\$26,971**

Per Capita Income



**\$51,688**

Median Household Income



**-0.0%**

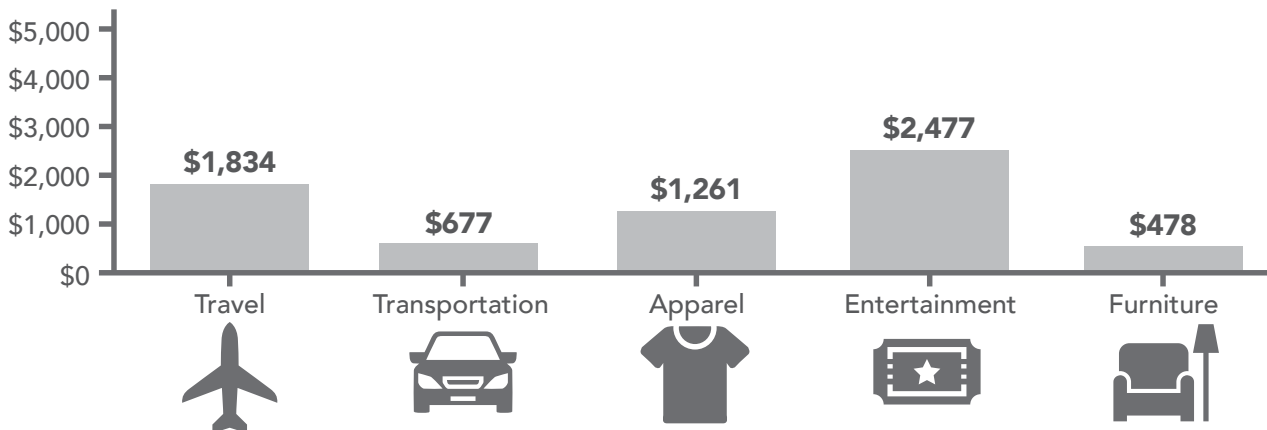
2025-2030 Pop Growth Rate



**1,431**

Housing Units (2020)

### KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



4,230

Total Population



110

Businesses



3,434

Daytime Population



\$174,524

Median Home Value



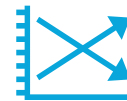
\$29,823

Per Capita Income



\$65,267

Median Household Income



-0.1%

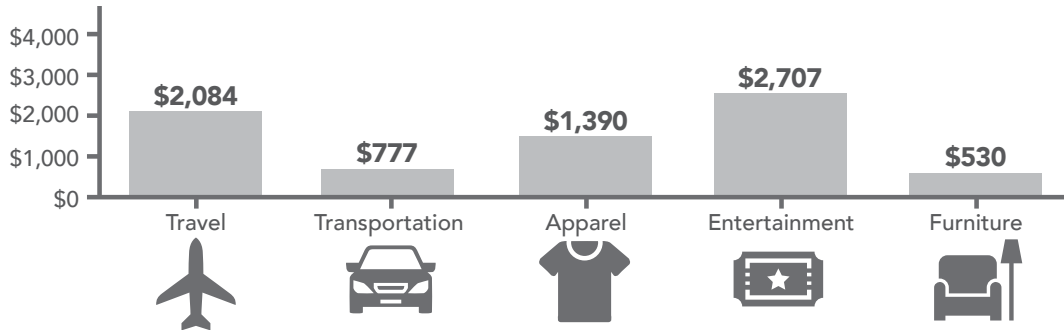
2025-2030 Pop Growth Rate



2,383

Housing Units (2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



19,909

Total Population



1,158

Businesses



21,445

Daytime Population



\$197,216

Median Home Value



\$34,283

Per Capita Income



\$62,260

Median Household Income



-0.2%

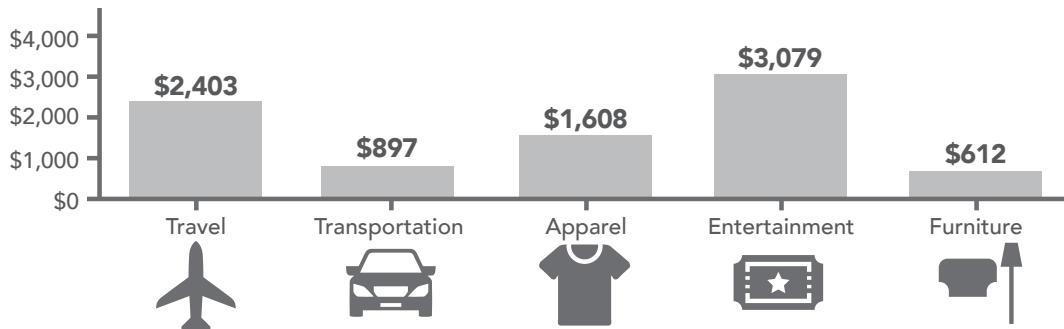
2025-2030 Pop Growth Rate



10,520

Housing Units (2020)

### KEY SPENDING FACTS



# INTERIOR PHOTOS



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Office.



Breakroom.



Breakroom.

# INTERIOR PHOTOS



Office.



Storage Room.



Private Restroom.



Office Area

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Open Community Area.



Open Community Area.



Open Community Area.

# INTERIOR PHOTOS



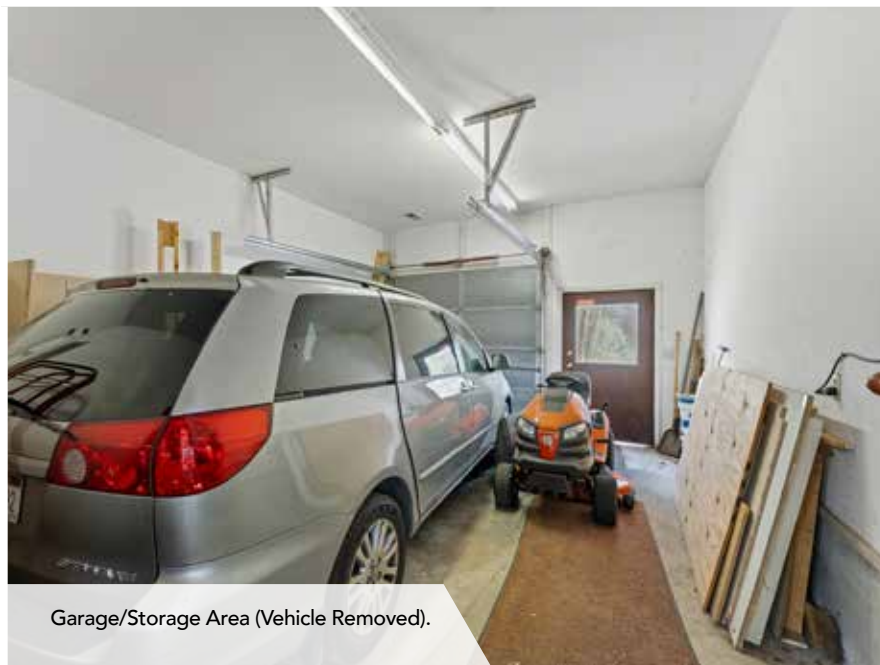
Garage/Storage Area.



Office/Storage.



Utility Room.



Garage/Storage Area (Vehicle Removed).

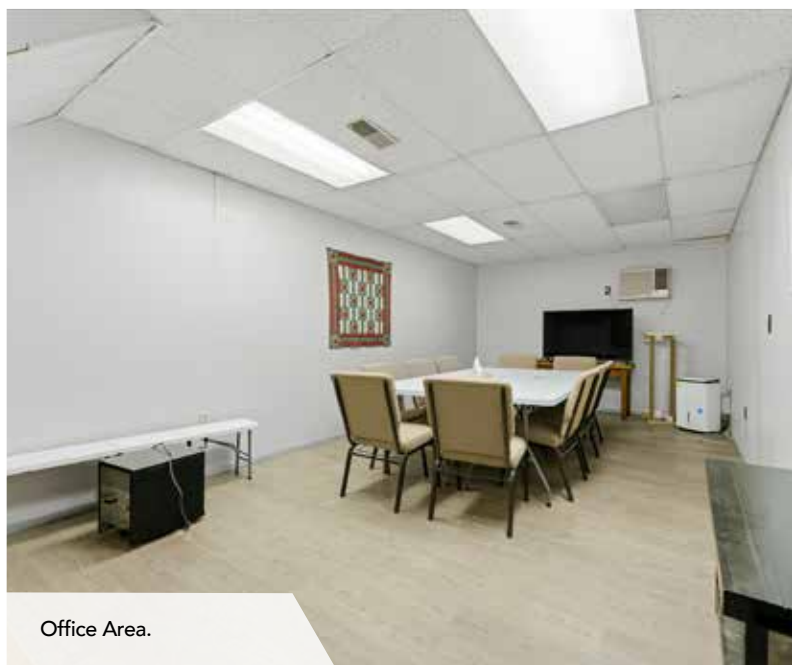
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Second Level Storage Area.



Second Level Office Area.



Office Area.

# EXTERIOR PHOTOS



Front of Building.



Back and Side of Building.



Front of Building.

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Front of Building.



Back of Building.



View of Building from Fourth Street.

# AERIAL PHOTOS



Aerial of the Property Facing East.



Aerial of the Property Facing West.



Aerial of the Property Facing North.

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Aerial of the Property Facing Northwest.



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