

**Howard  
Hanna**

Premier Properties  
By Barbara Alexander  
COMMERCIAL REAL ESTATE

**AVAILABLE**  
**304-594-1519**  
**www.move2wv.com**



**Combined Sites**  
**\$2,449,900**  
**0.75 ac +/-**

**Site A**  
**\$1,650,000**  
**0.38 ac +/-**

**Site B**  
**\$799,900**  
**0.37 ac +/-**

**Zoning**  
**B-2 & R-1**

**Level Site**

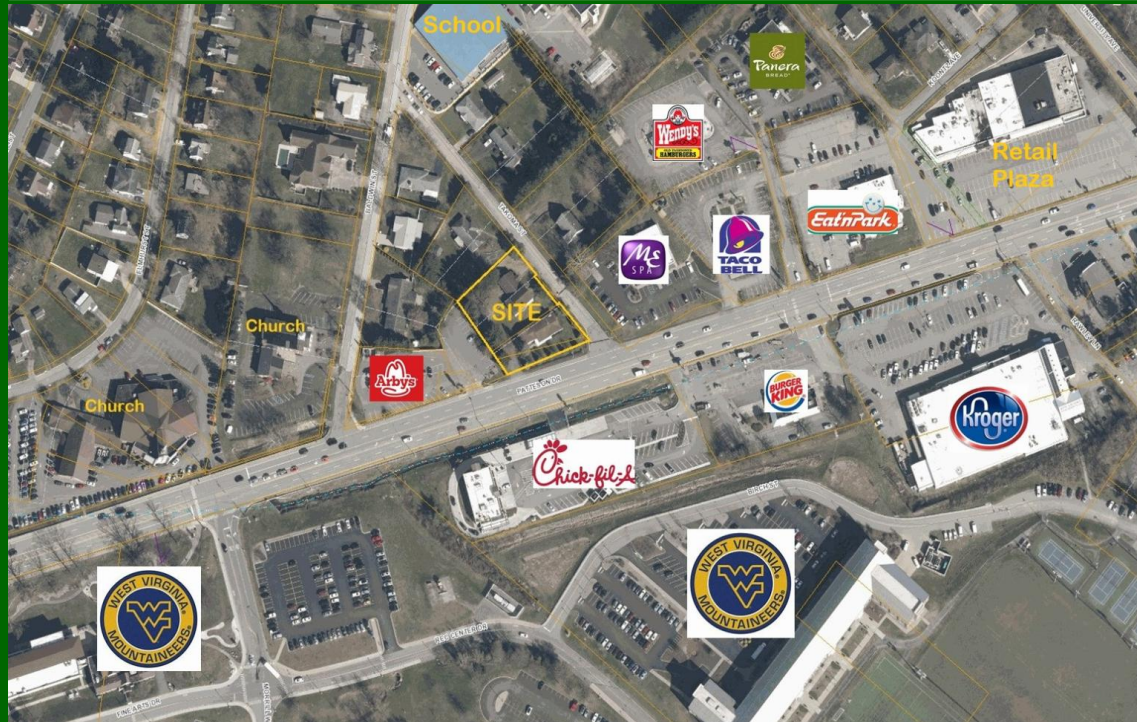
**Strong  
Commercial  
Area**

**Fronts 2  
City Streets**

**All Utilities  
Available**



## 331 Patteson & 1053 Takoma St., Suncrest Area

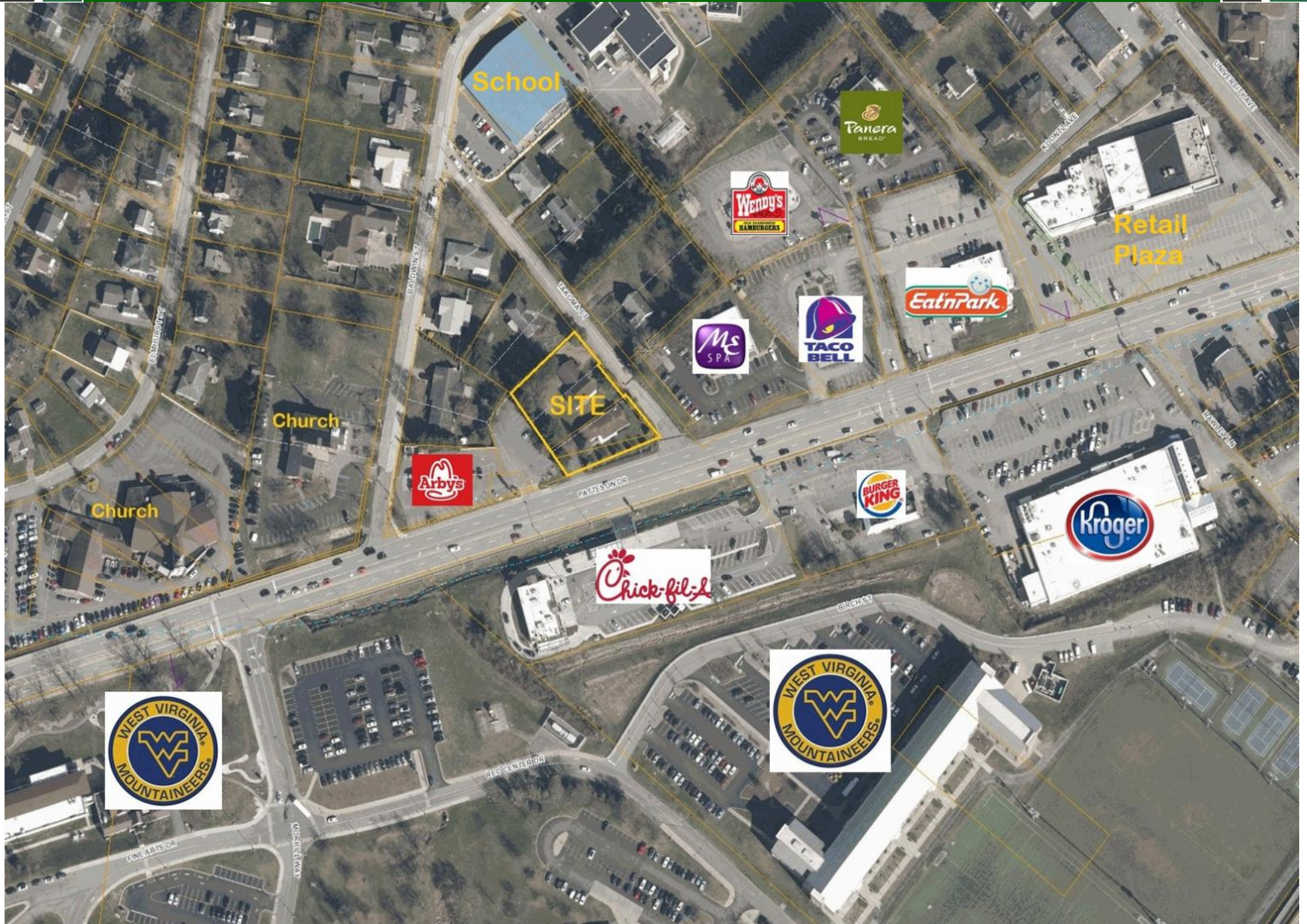


- Patteson & Takoma
- Off WV Route 705
- Near Interstate 79
- Near WVU & Hospitals
- All Utilities Available
- High Density Area
- Level Site
- Fronts 2 City Streets

Combined Sites in the Suncrest area off WV Route 705. Located in a strong commercial area of Morgantown. These parcels are zoned B-2 & R-1. This is one of the last potential sites available along Patteson Drive/705, which is the primary access to WVU Hospitals, WVU Evansdale Campus, Mon General Hospital & the Dept of Energy. This area has the highest density of housing & employment in the region. Both properties are being sold for redevelopment. These adjoining sites are offered by 2 different owners. See Howard Hanna Listing Agents for details on combining offers.



# Aerial Photo





# Aerial Photo





# Aerial Photo





# Side View - Combined Properties

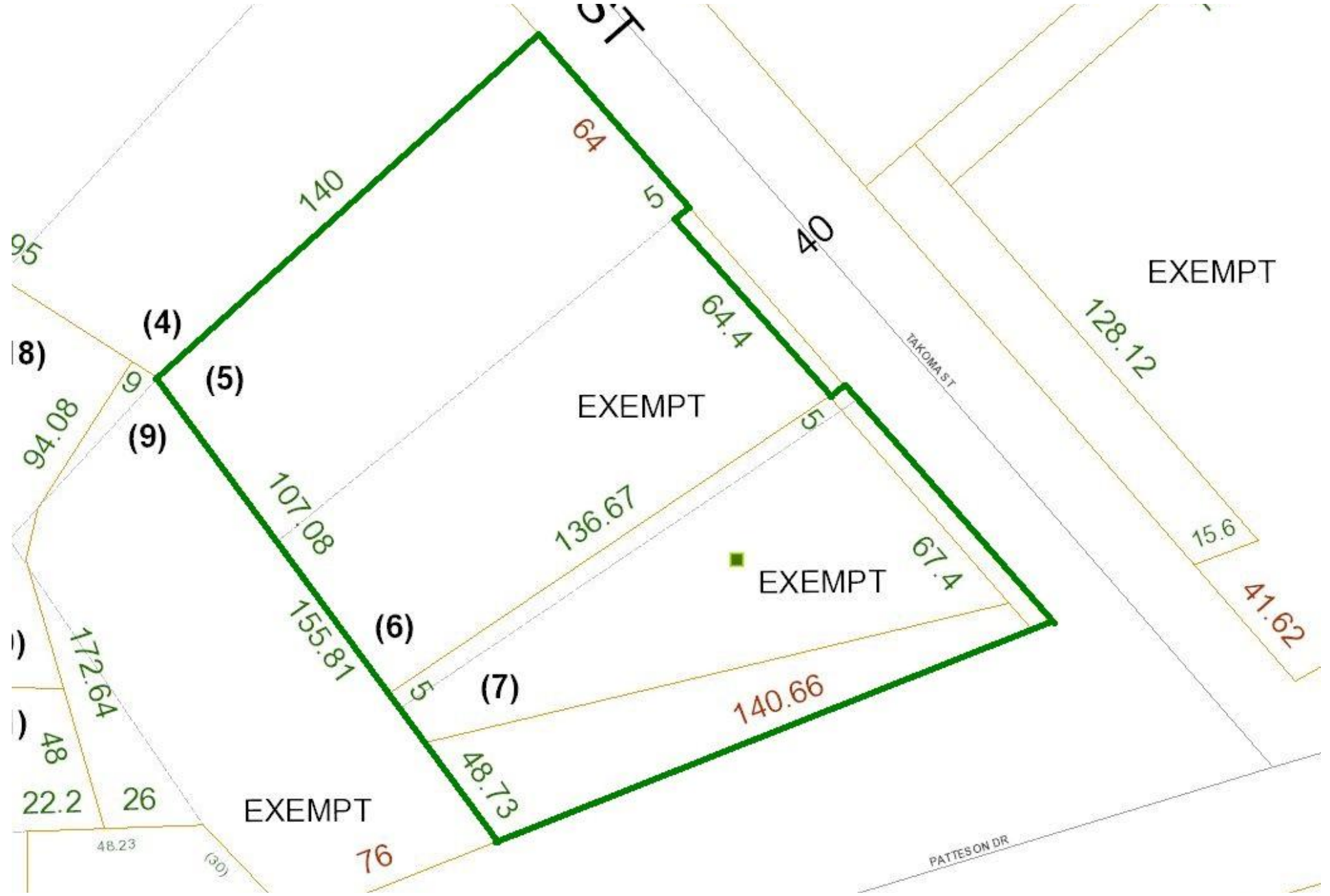




# Aerial Tax Map



# Tax Map





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**337 Patteson Dr., Suncrest Area, Morgantown, WV**

**Rare  
Opportunity**

**\$1,650,000**

**0.38 ac +/-**

**B-2 Zoning**

**Level Site**

**Strong  
Commercial  
Area**

**Fronts 2  
City Streets**

**All Utilities  
Available**



- 145 Feet Frontage +/-
- WV Route 705
- Near Interstate 79
- Near WVU & Hospitals
- All Utilities Available
- Traffic: 16,868 ADT
- Level Site
- Fronts 2 City Streets

Rare Commercial Opportunity in the Suncrest area on WV Route 705. This is a level site in a high density & strong commercial area of Morgantown. Site is convenient to Interstate 79, Downtown, Hospitals, WVU, Stadium, Coliseum & Shopping. Suitable for Single-Tenant & Multi-Tenant Users. Surrounding businesses include Arby's, Kroger, Chick-Fil-A, Burger King, Wendy's, Eat n Park, Taco Bell, Panera & more. Zoned B-2, Service Business. Adjoining site also available for a larger site of about 0.62 ac+/-.  
Call agent for more details.





# Aerial View





# Aerial View





# Front Photo





# Side Photo





# Side View Photo



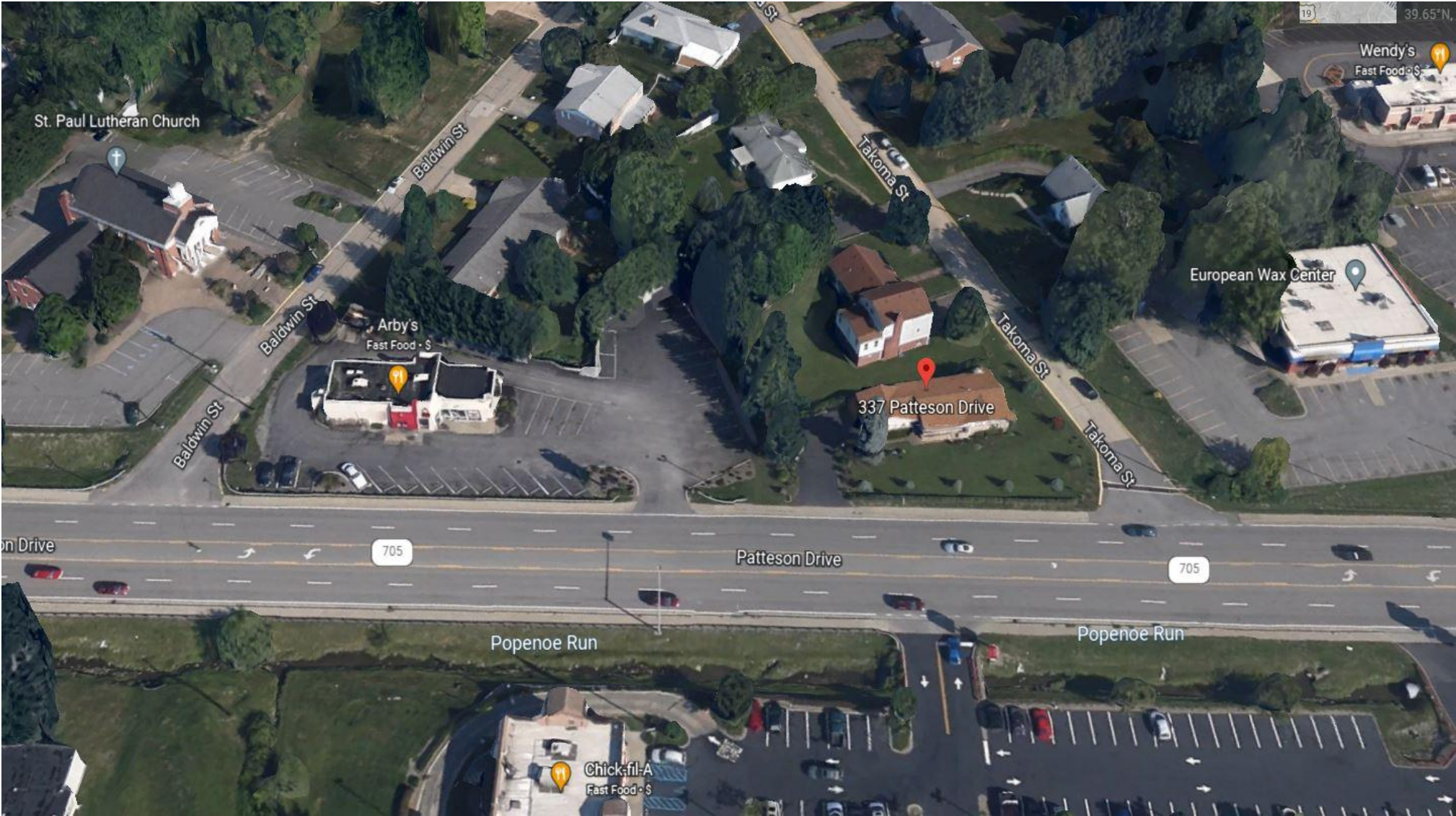


# Aerial Tax Map - Front Parcel





# Aerial View





# Aerial View



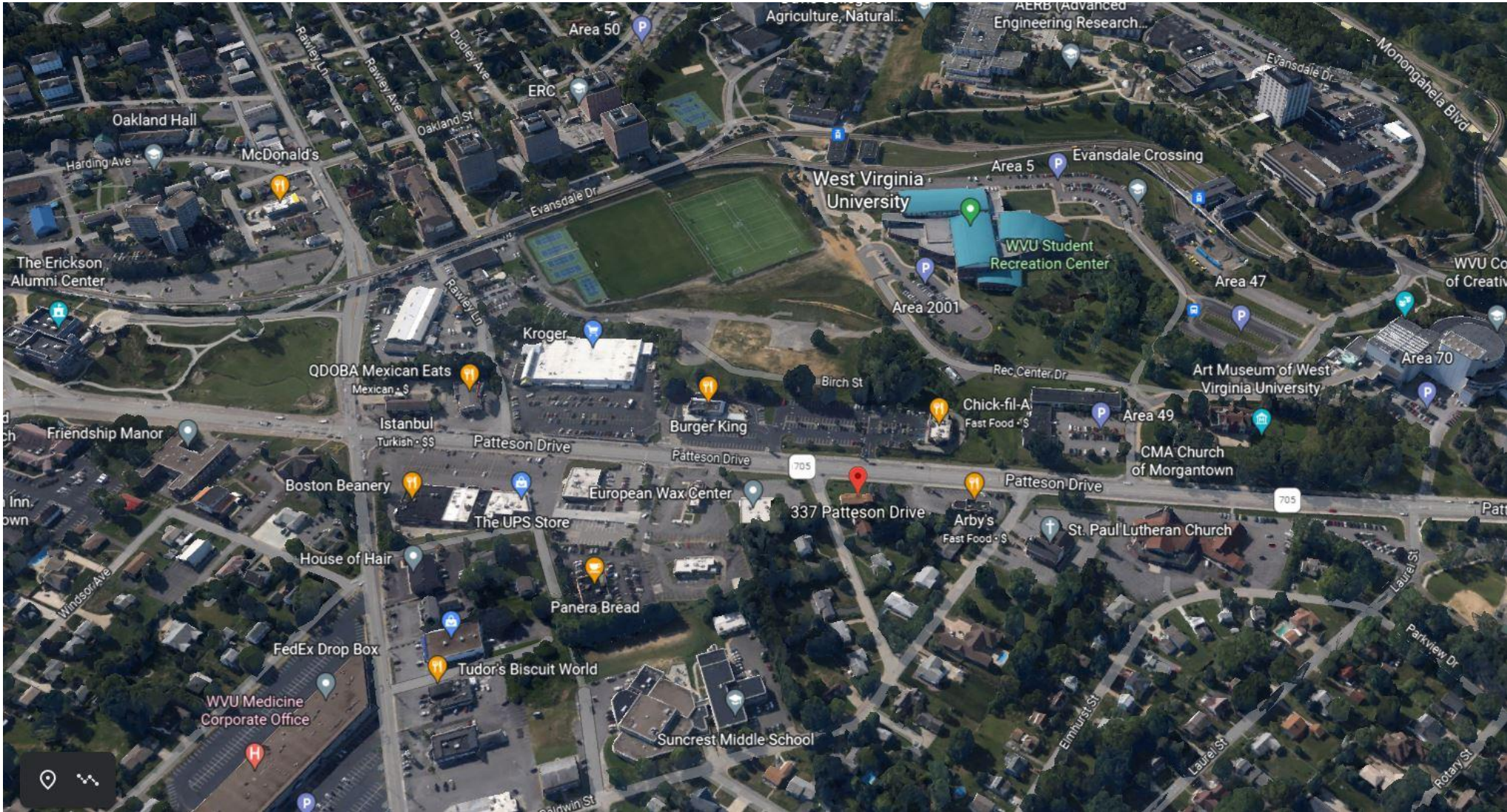


# Aerial View



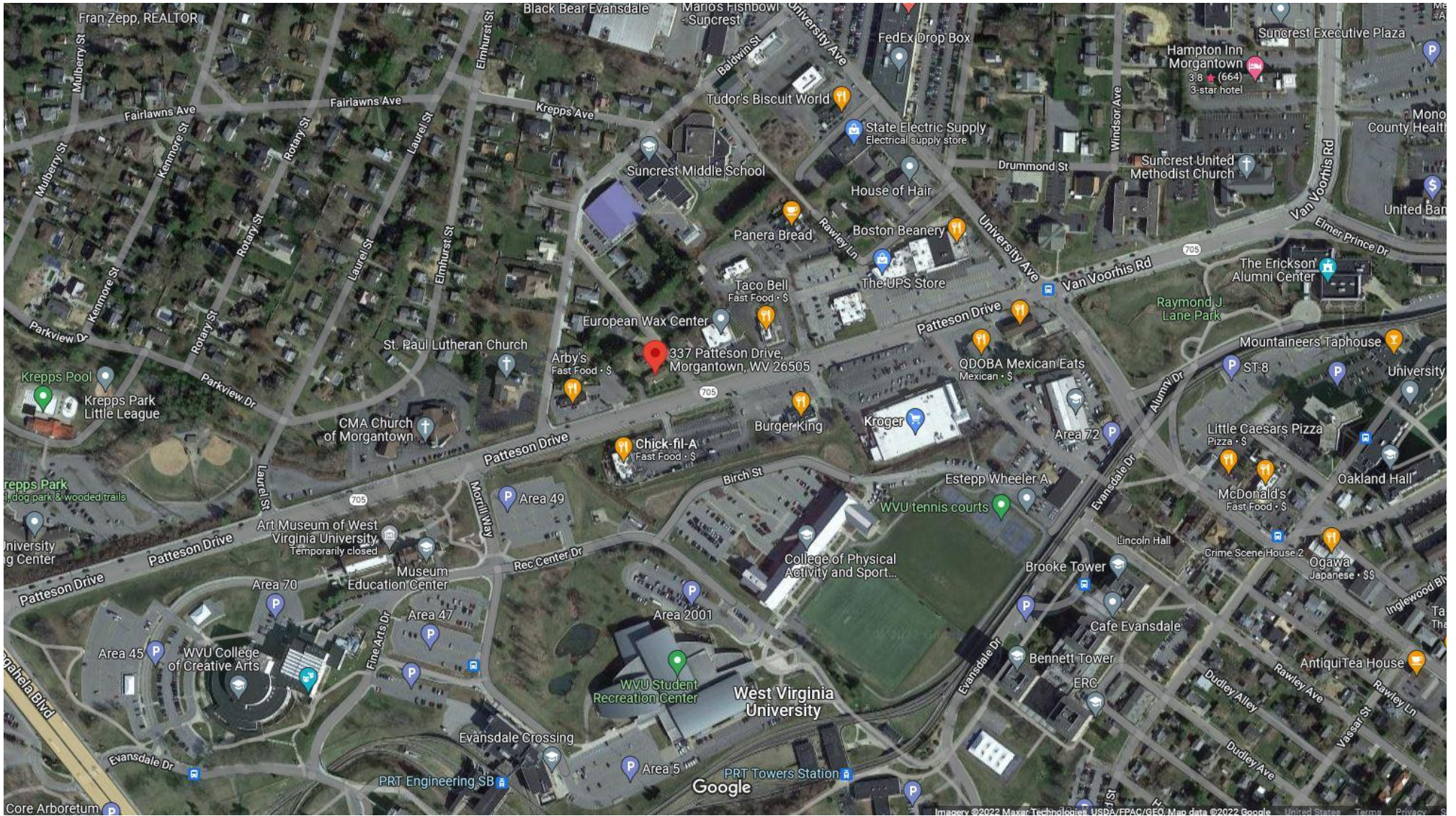


# Aerial View



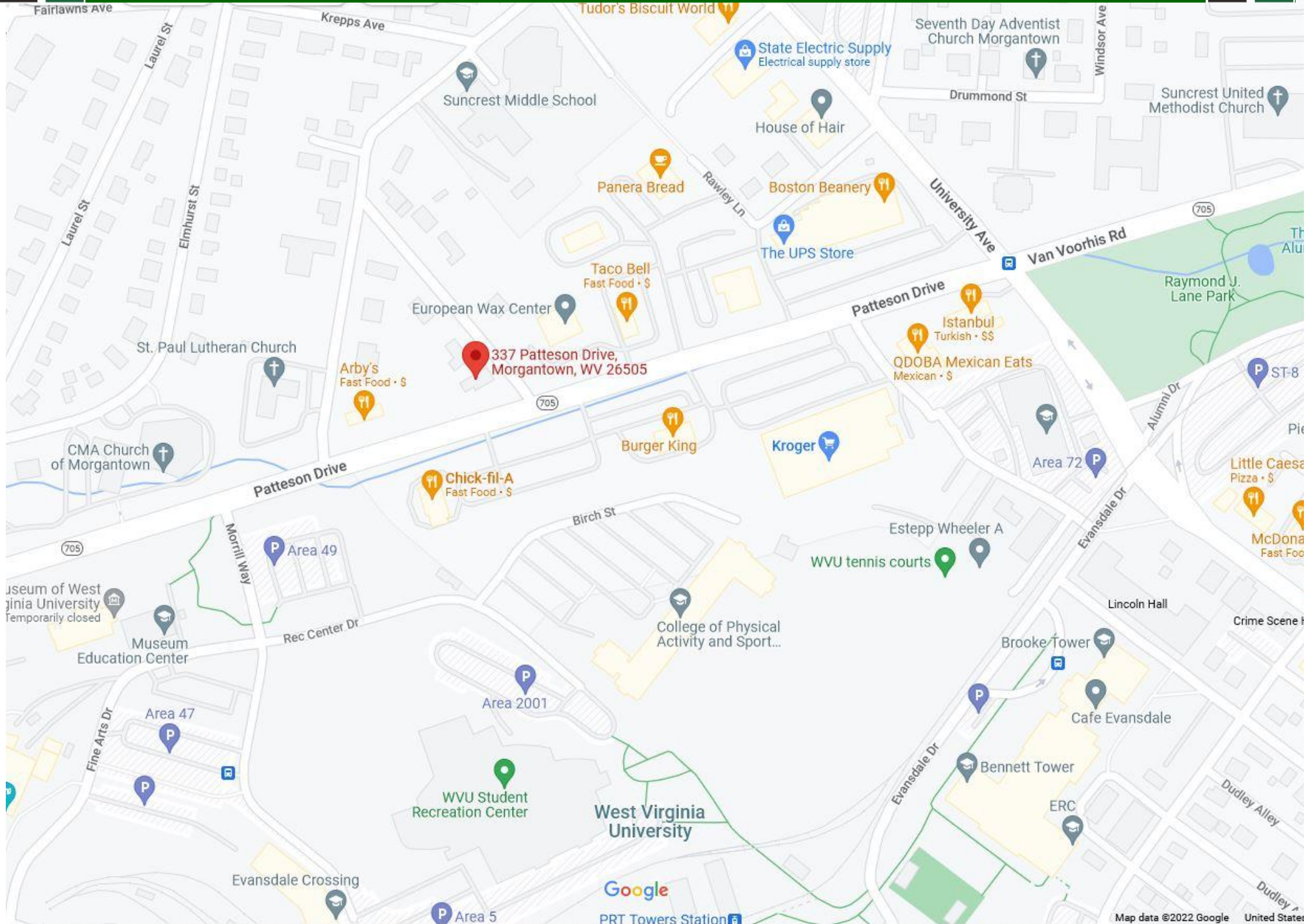


# Aerial View



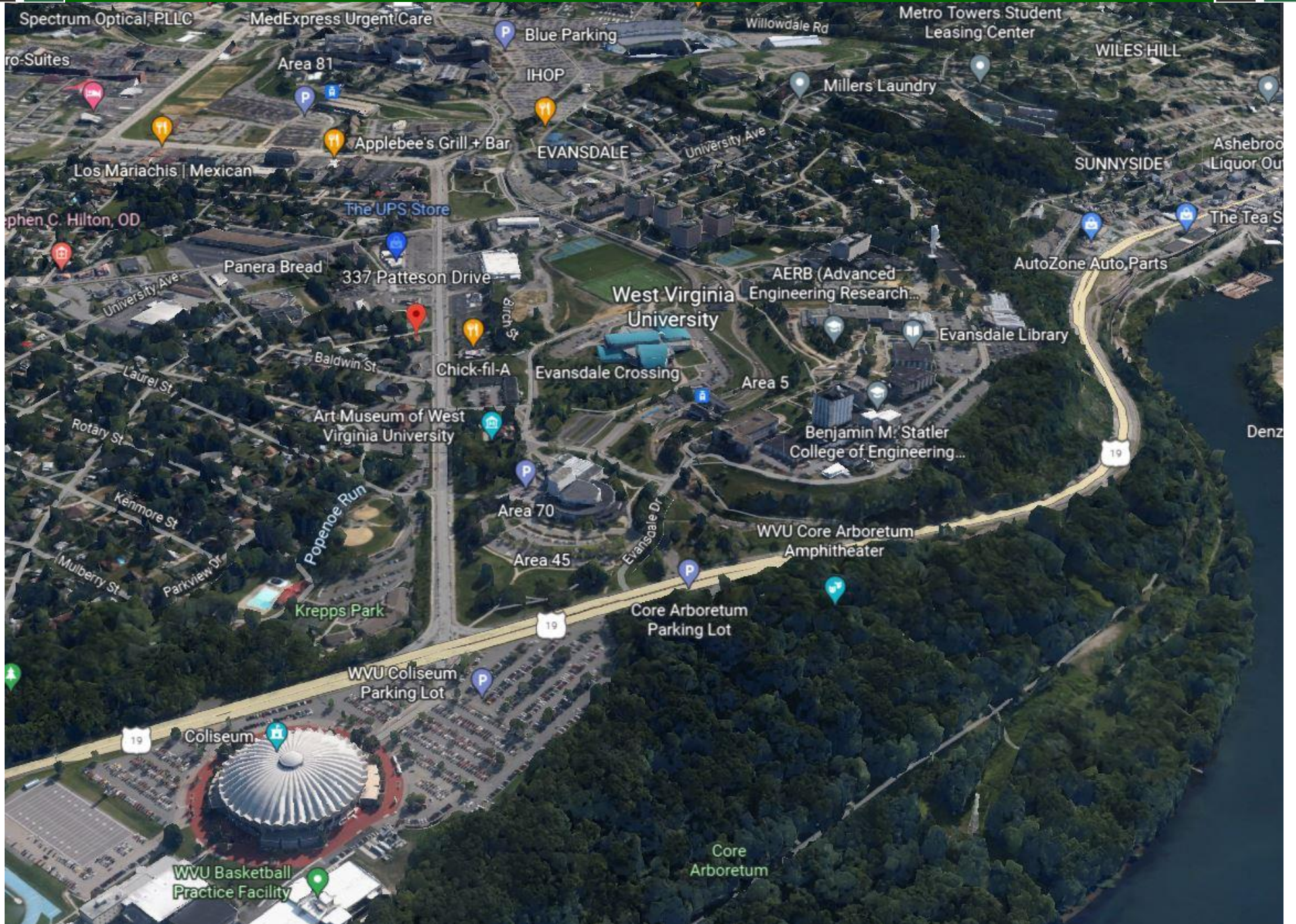


# Aerial Map



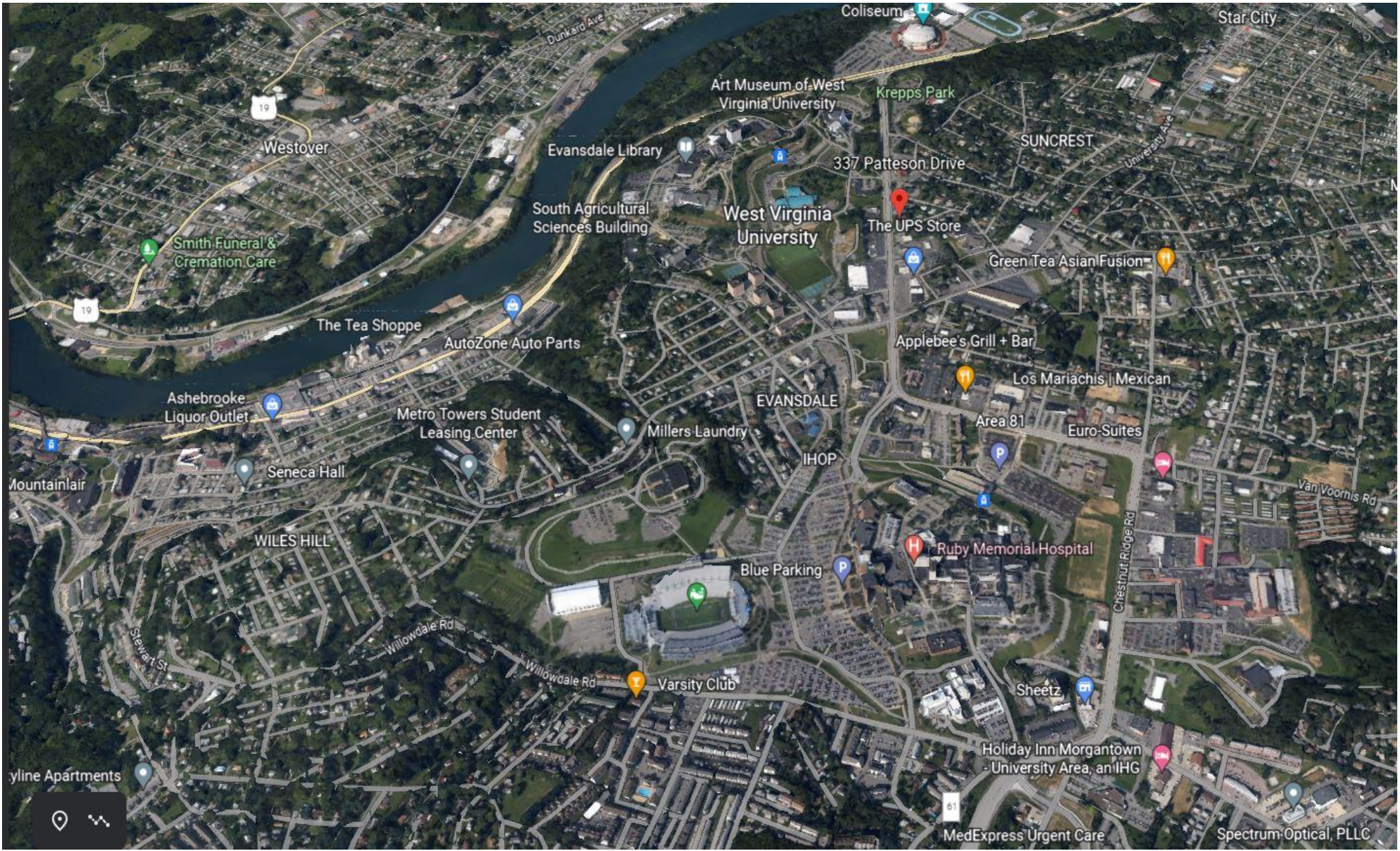


# Aerial View



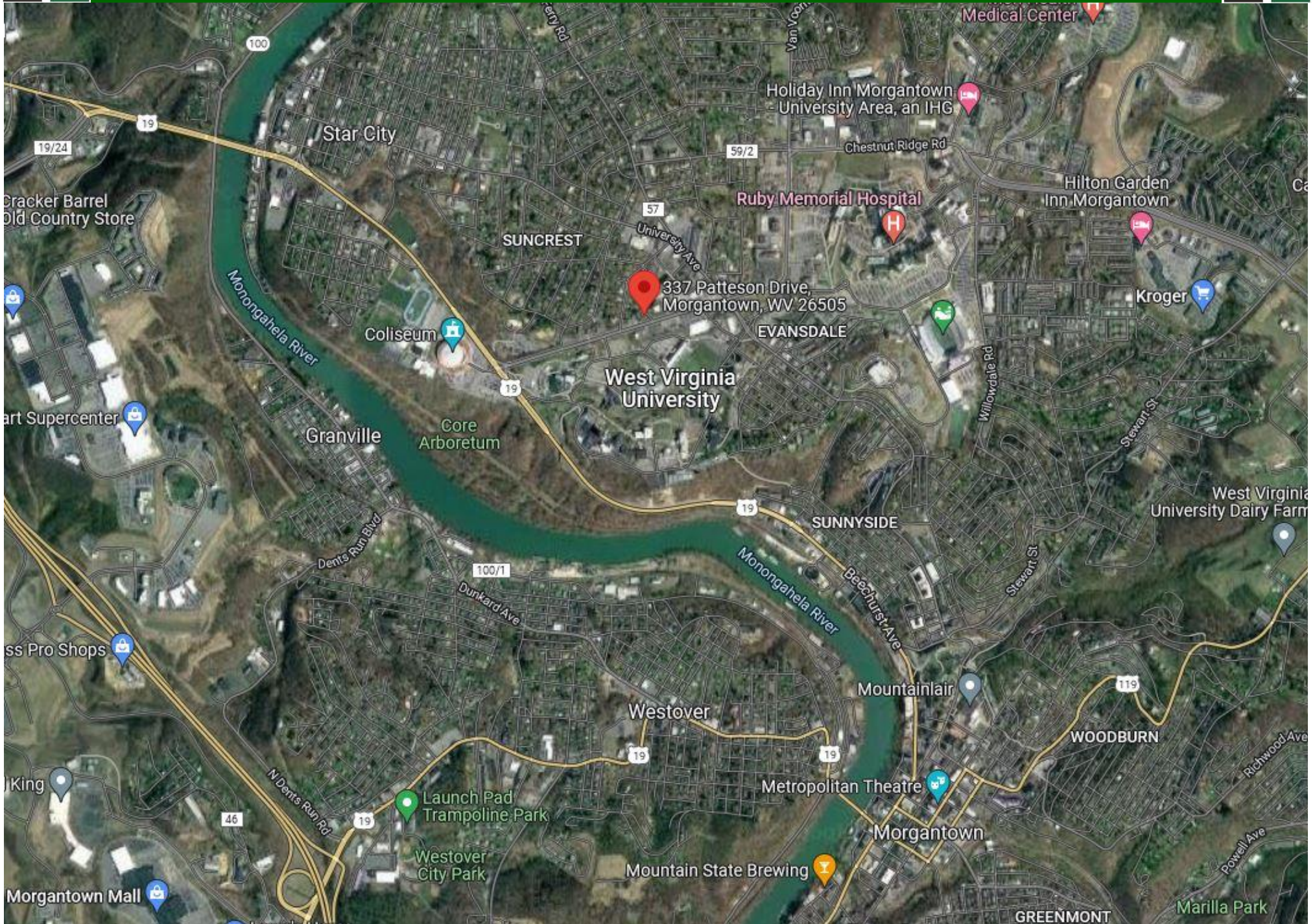


# Aerial View





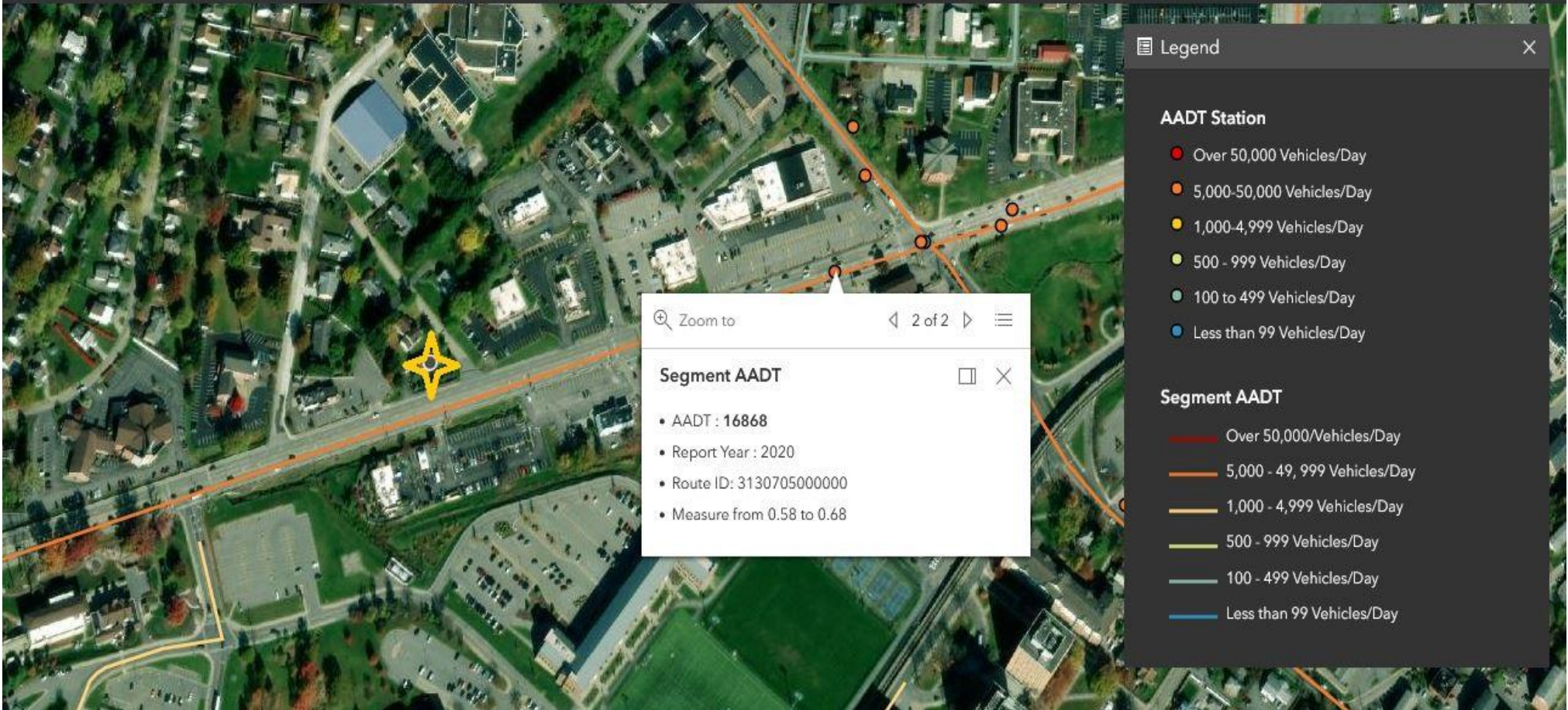
# Aerial View





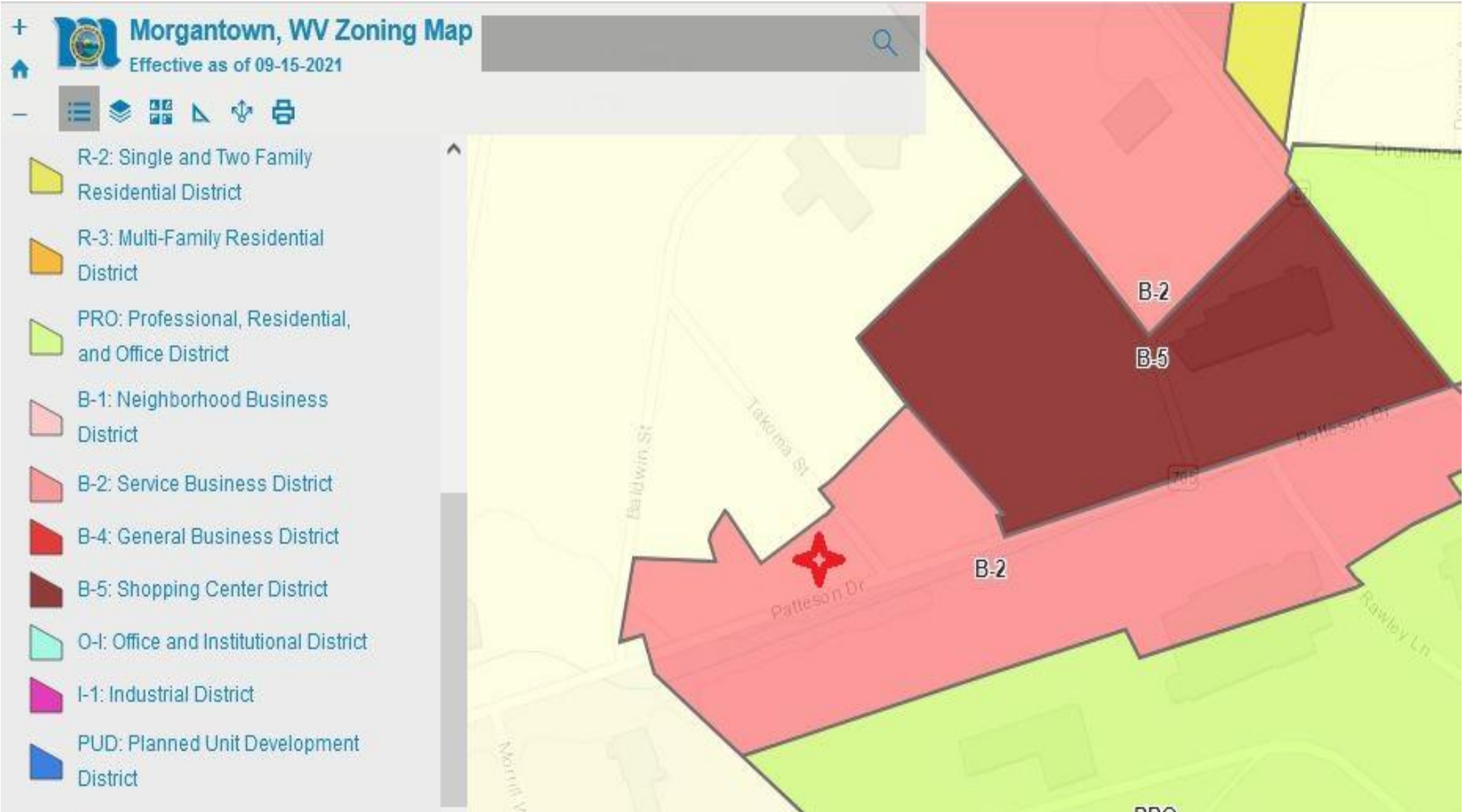
# Average Traffic Count

Transportation Modeling & Analysis Unit





# Zoning Map









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**Adjoining Site**

**\$799,900**

**0.37 ac +/-**

**Zoning R-1  
Single Family**

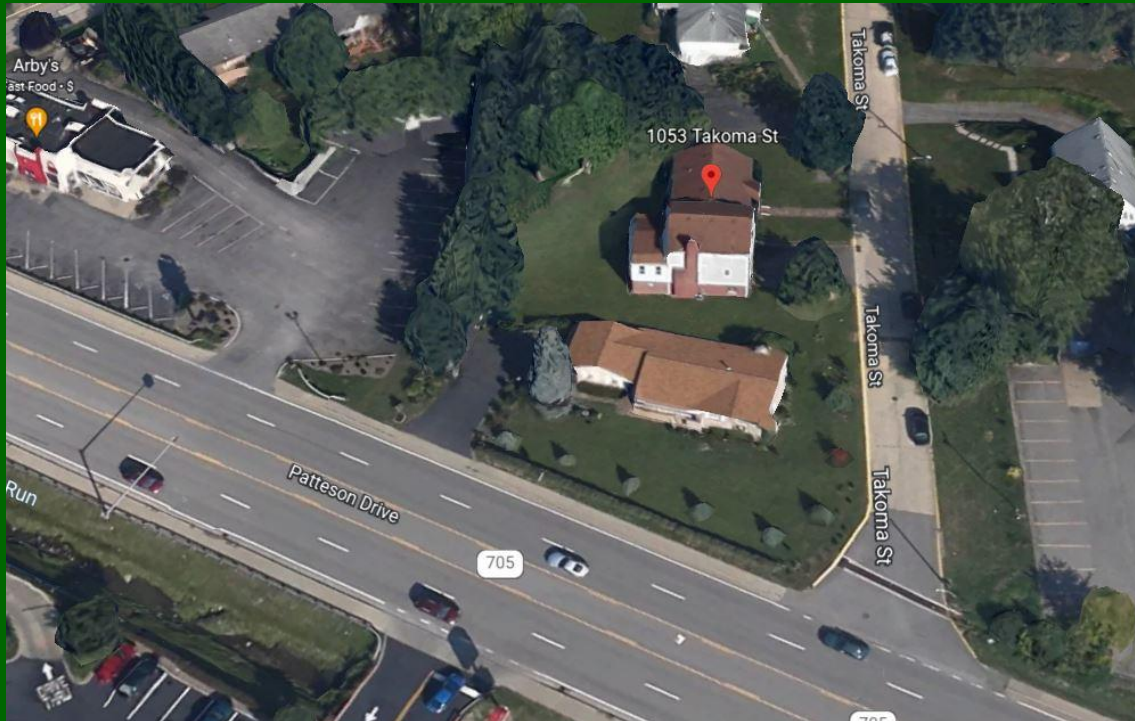
**Level Site**

**Strong  
Commercial  
Area**

**Fronts  
City Street**

**All Utilities  
Available**

**1053 Takoma St., Suncrest Area, Morgantown, WV**



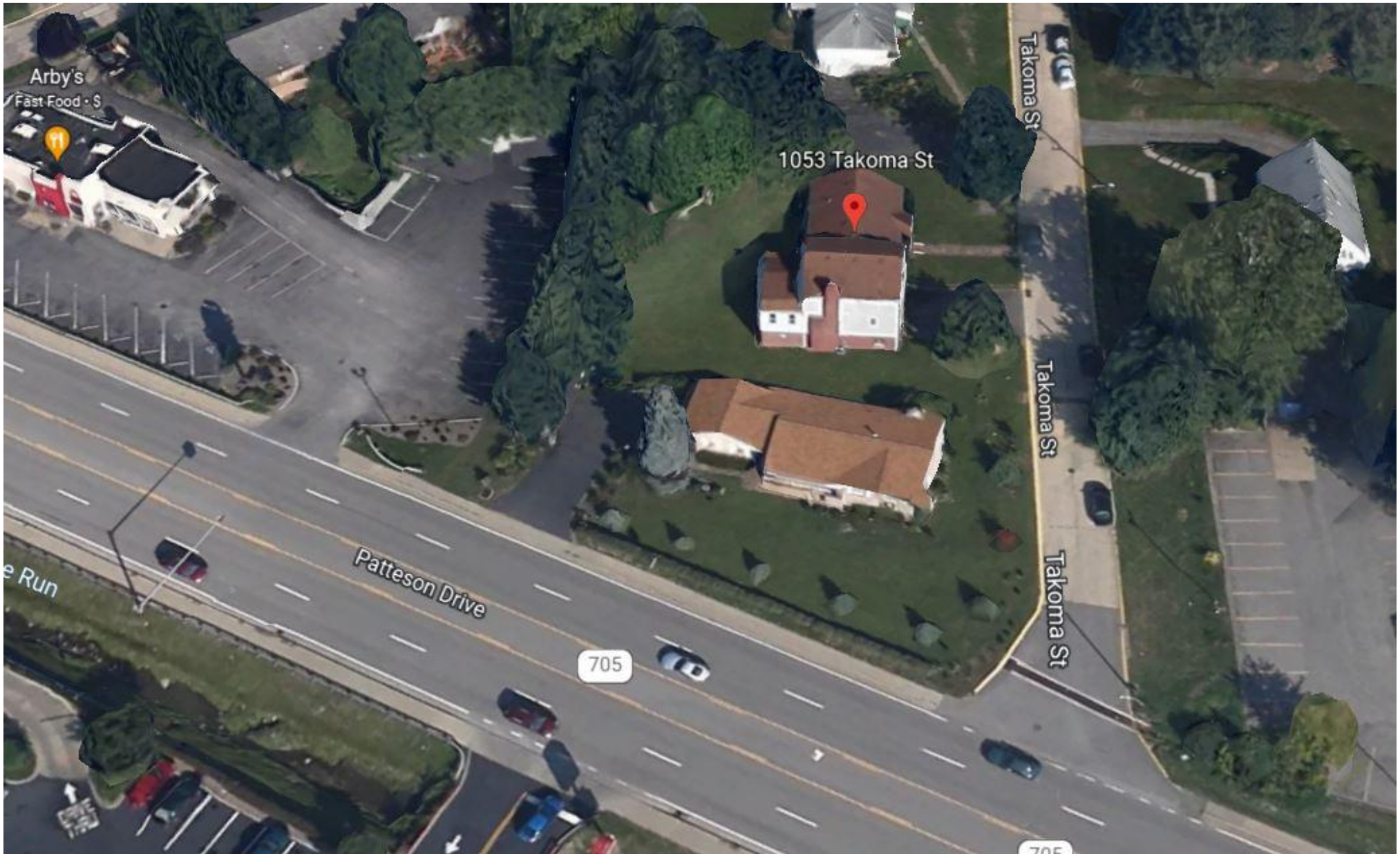
- 128 Feet Frontage +/-
- Off WV Route 705
- Near Interstate 79
- Near WVU & Hospitals
- All Utilities Available
- Zoned R-1
- Level Site
- Fronts City Street

Adjoining Site in the Suncrest area off WV Route 705. This is a level site in a strong commercial area of Morgantown. Site is zoned R-1, Single Family Residential and requires re-zoning to combine with primary parcel. Being sold for redevelopment. This site is owned by a different owner than the primary parcel. Contact the Howard Hanna listing agents about interest in combining both parcels.





# Aerial View - Site 2





# Aerial Tax Map - Site 2





**Street View - Site 2**





## Side View - Site 2





# Aerial View - Site 2





# Aerial View - Site 2





# Aerial View - Site 2





# Aerial View - Site 2



WVU Innovation Center



1053 Takoma St







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# COMMERCIAL DIVISION

**304-594-1519**

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*North Central West Virginia's  
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Howard Hanna Premier Properties  
by Barbara Alexander, LLC  
2800 Cranberry Square  
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304-594-0115  
[www.move2wv.com](http://www.move2wv.com)



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**304-282-0077**

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At Howard Hanna Premier Properties by Barbara Alexander, LLC we strive to bring the best service to our clients utilizing a wide variety of tools, media, technology, and our national network of commercial brokers, companies and resources.

