Loward

By Barbara Alexander COMMERCIAL REAL ESTATE

AVAILABLE Premier Properties 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



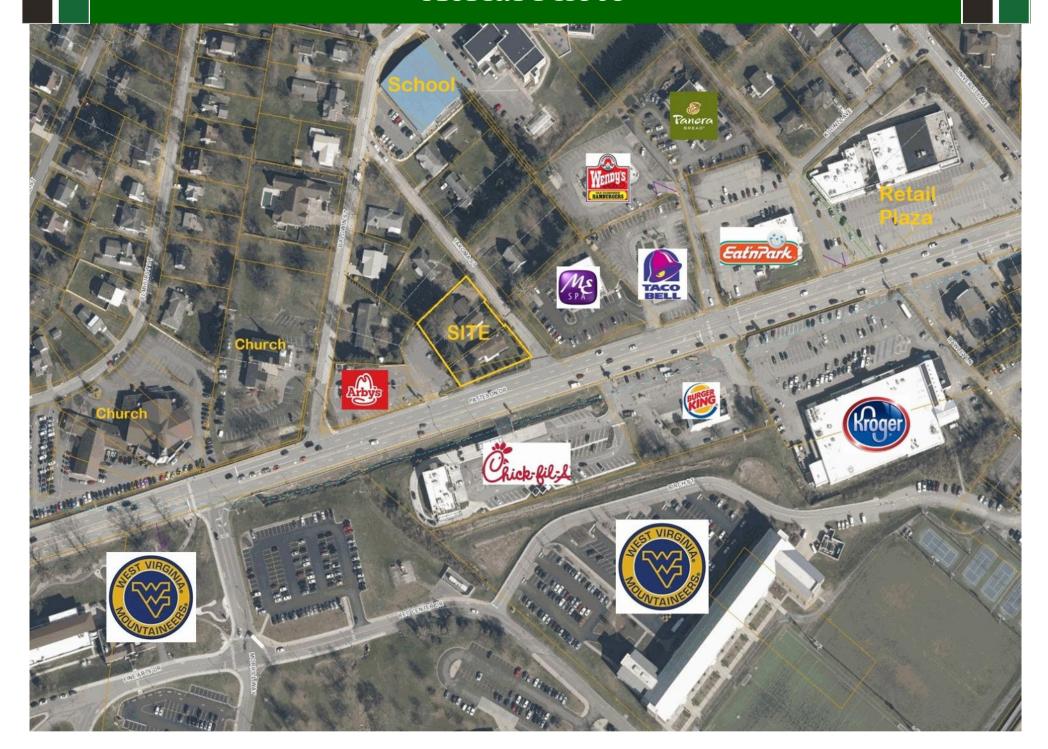
331 Patteson & 1053 Takoma St., Suncrest Area



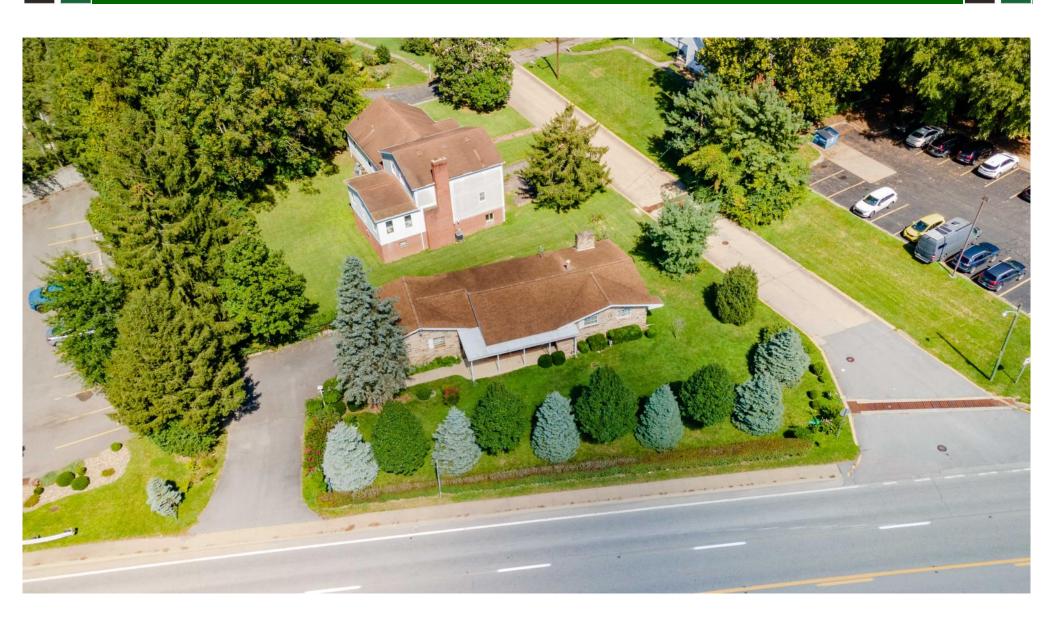
- Patteson & Takoma
- Off WV Route 705
- Near Intestate 79
- Near WVU& Hospitals
- All Utilities Available
- High Density Area
- Level Site
- Fronts 2 City Streets

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.

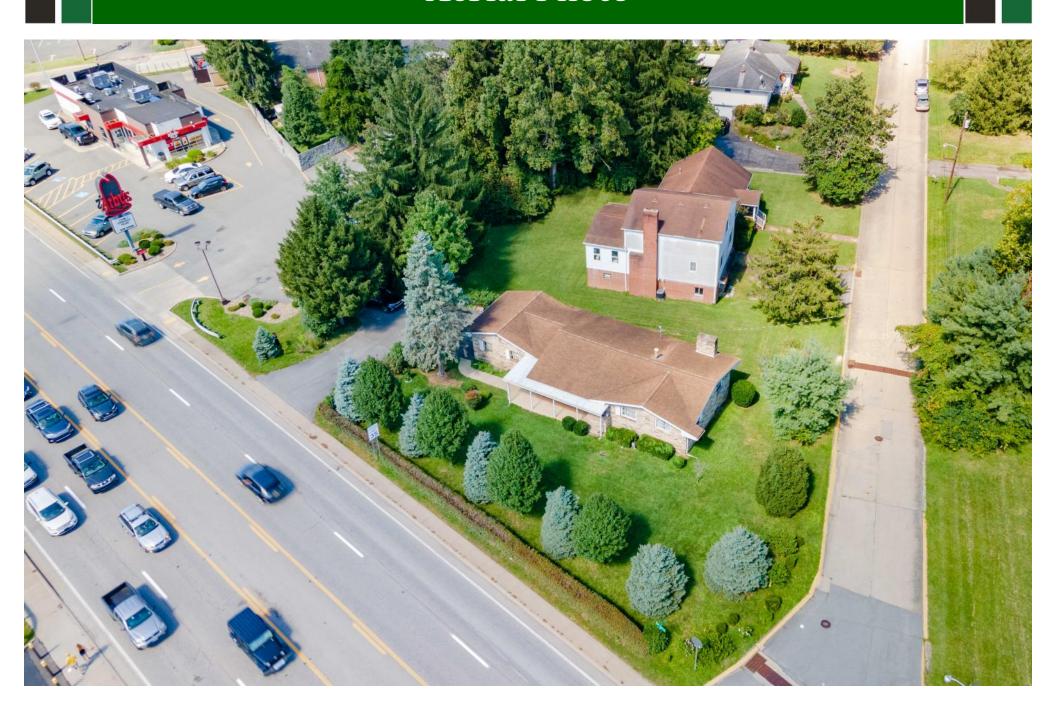
Aerial Photo



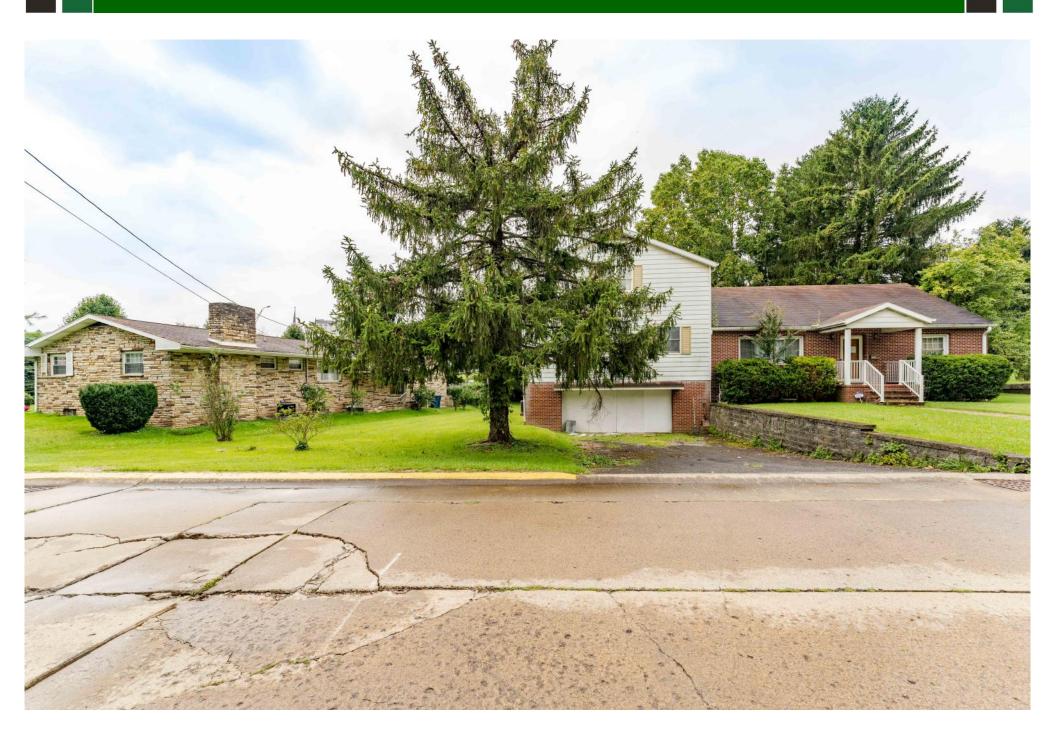
Aerial Photo



Aerial Photo

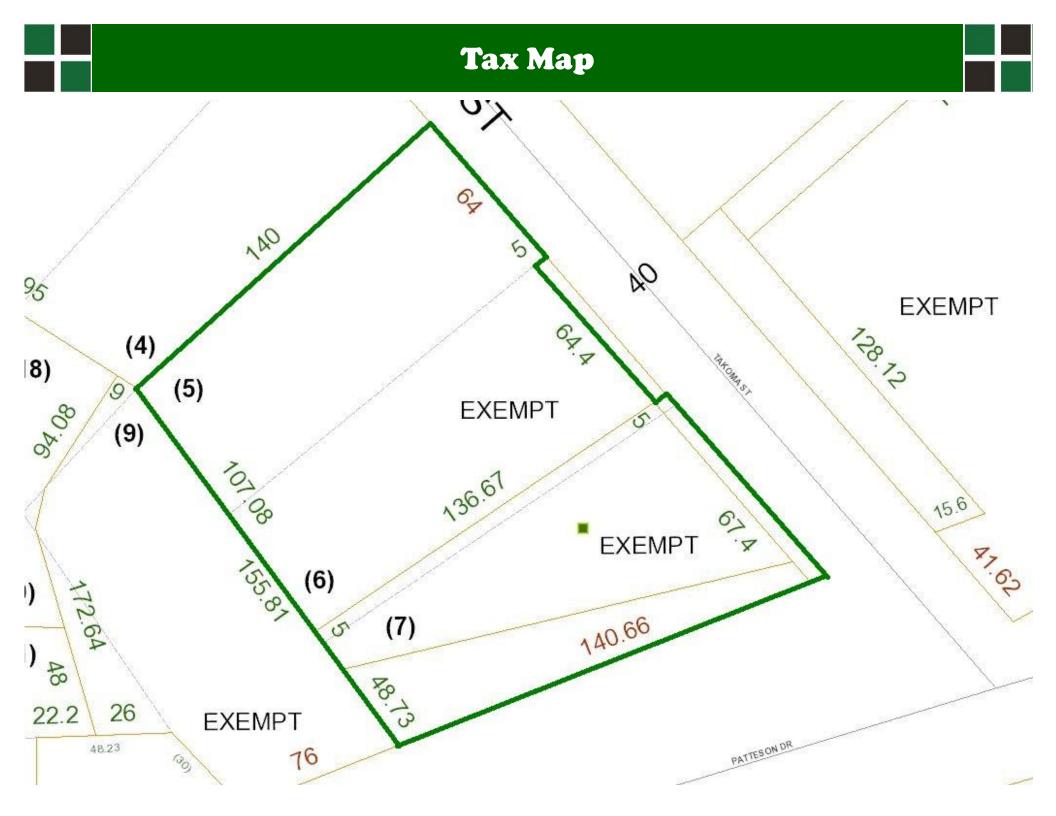


Side View - Combined Properties



Aerial Tax Map







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Rare Opportunity

\$1,650,000

0.38 ac +/-

B-2 Zoning

Level Site

Strong Commercial Area

Fronts 2
City Streets

All Utilities
Available

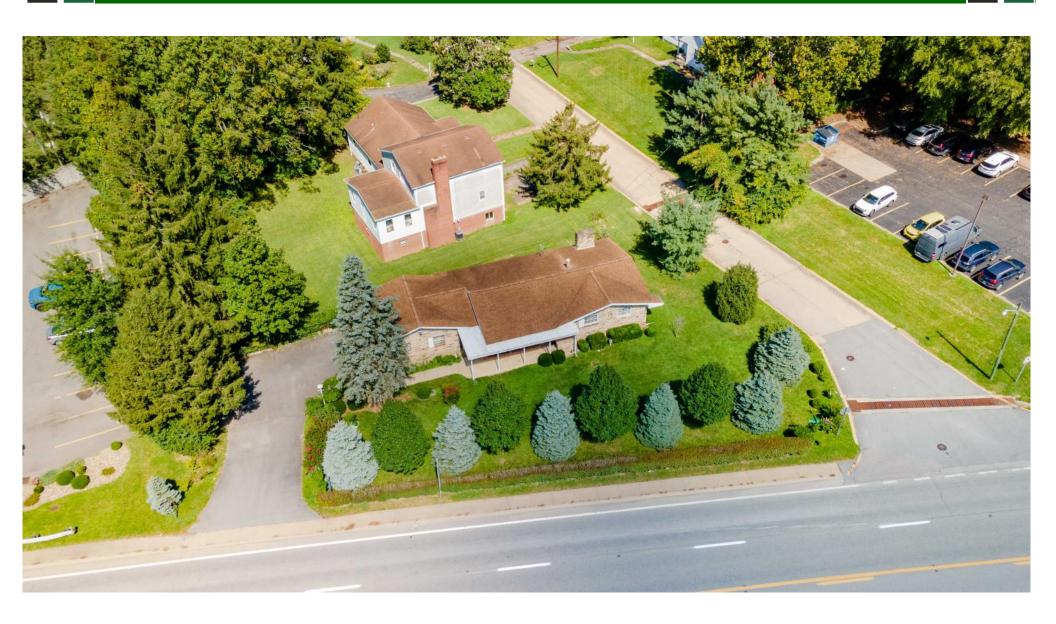


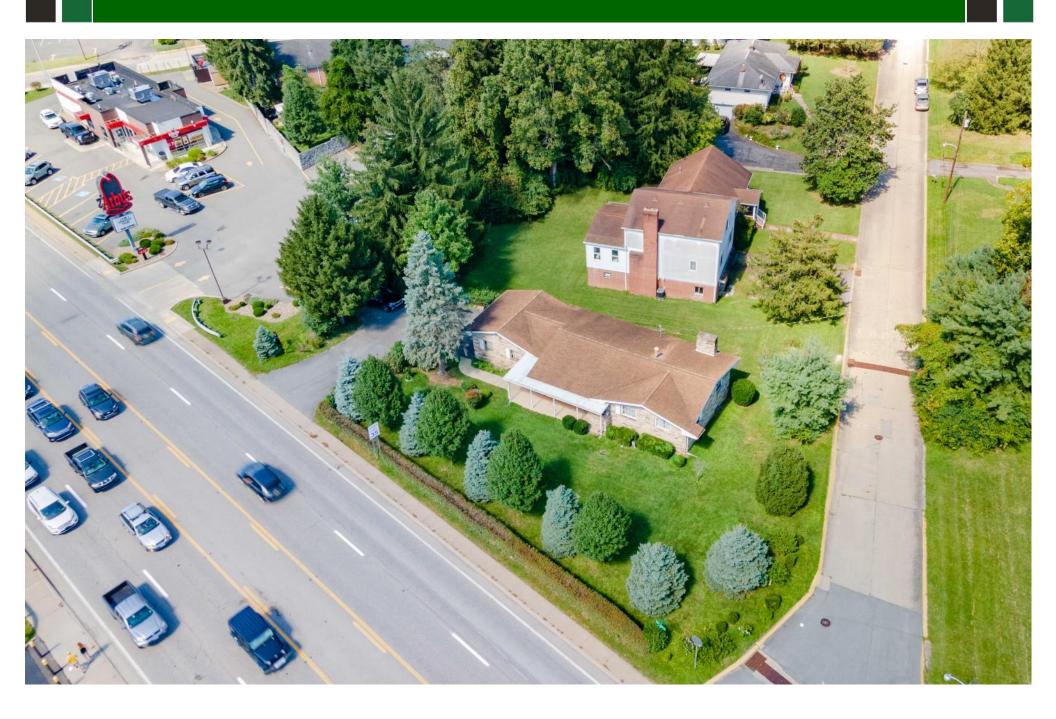
337 Patteson Dr., Suncrest Area, Morgantown, WV



- 145 Feet Frontage +/~
- WV Route 705
- Near Intestate 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.





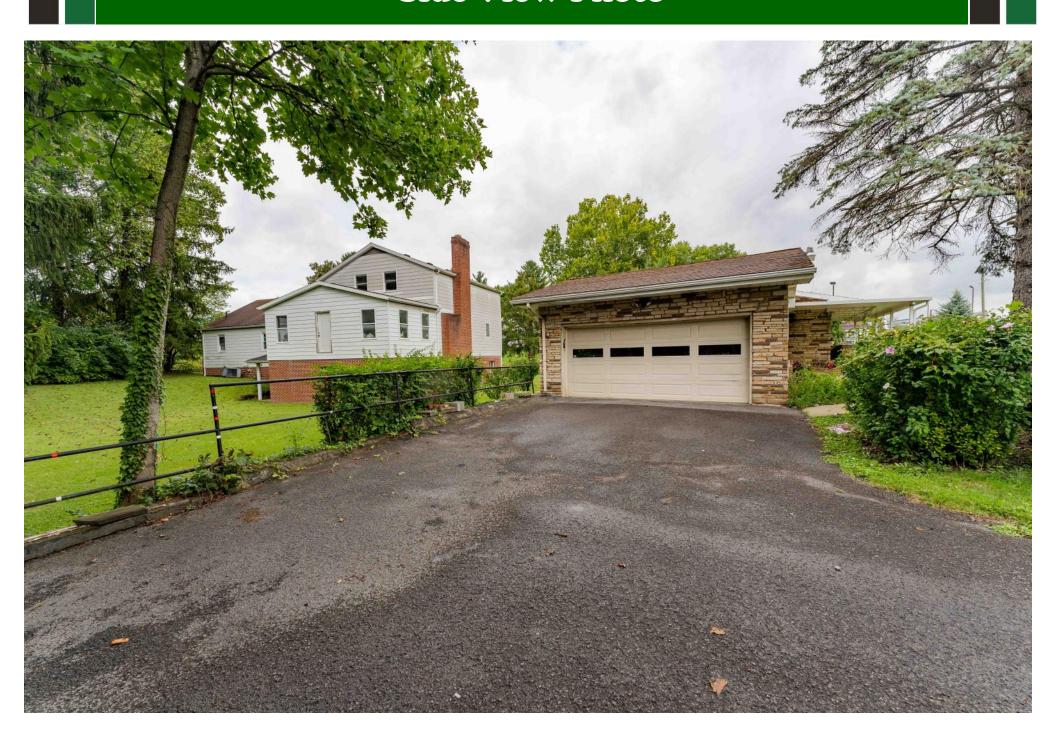
Front Photo



Side Photo

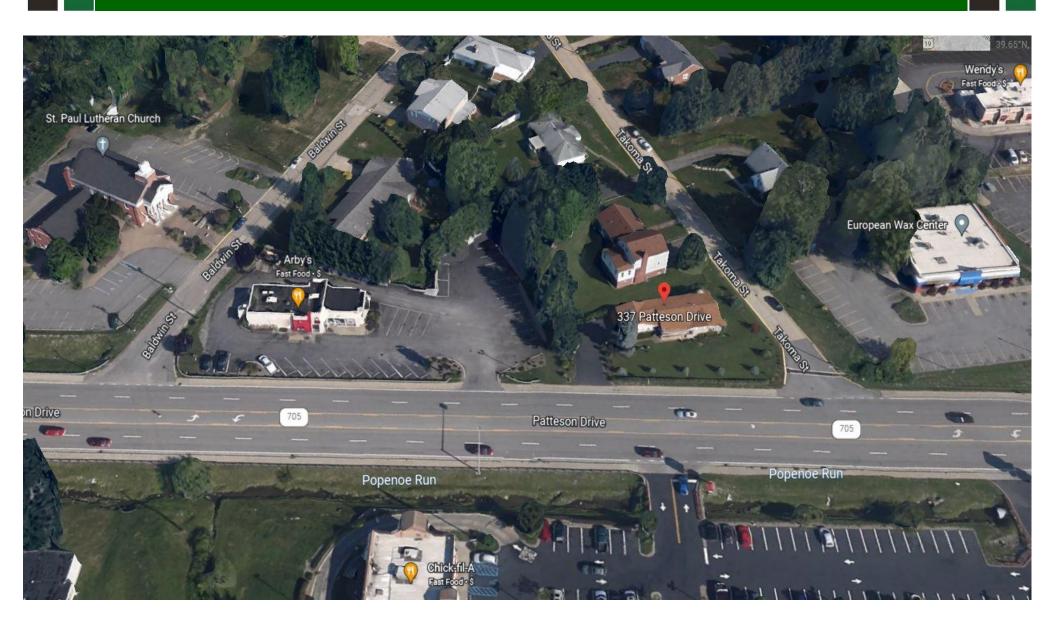


Side View Photo

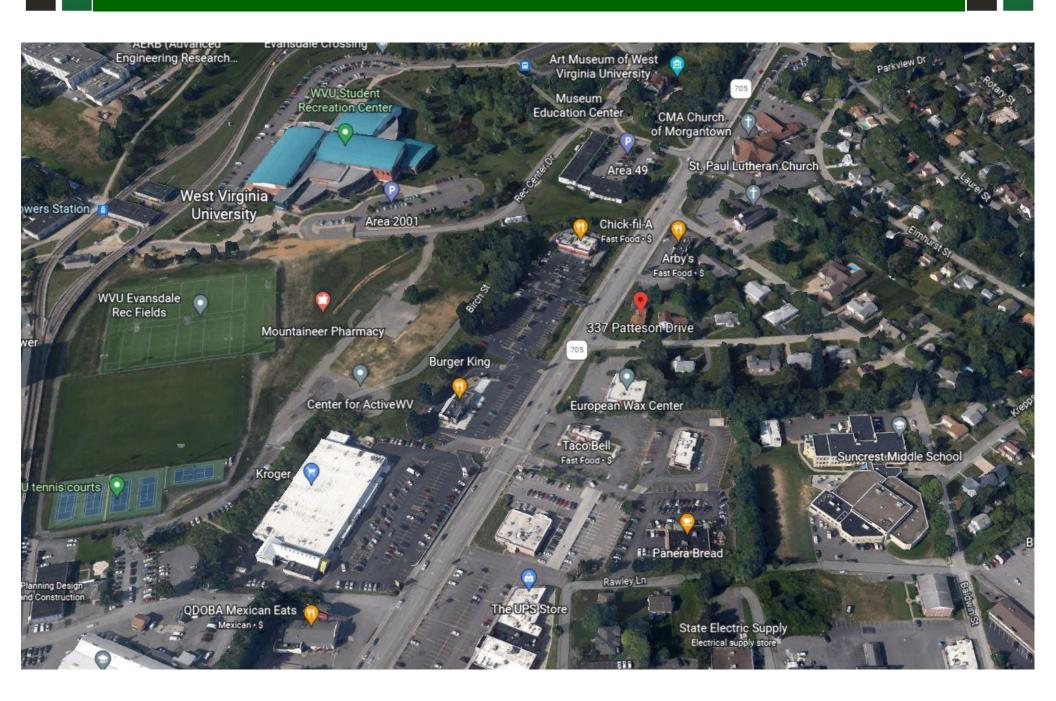


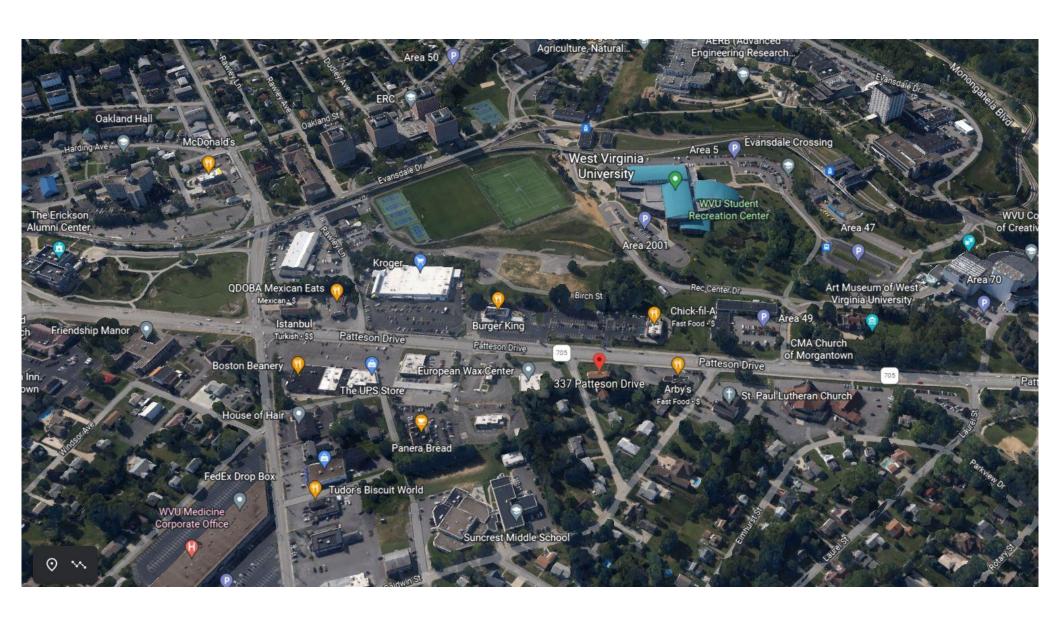
Aerial Tax Map - Front Parcel

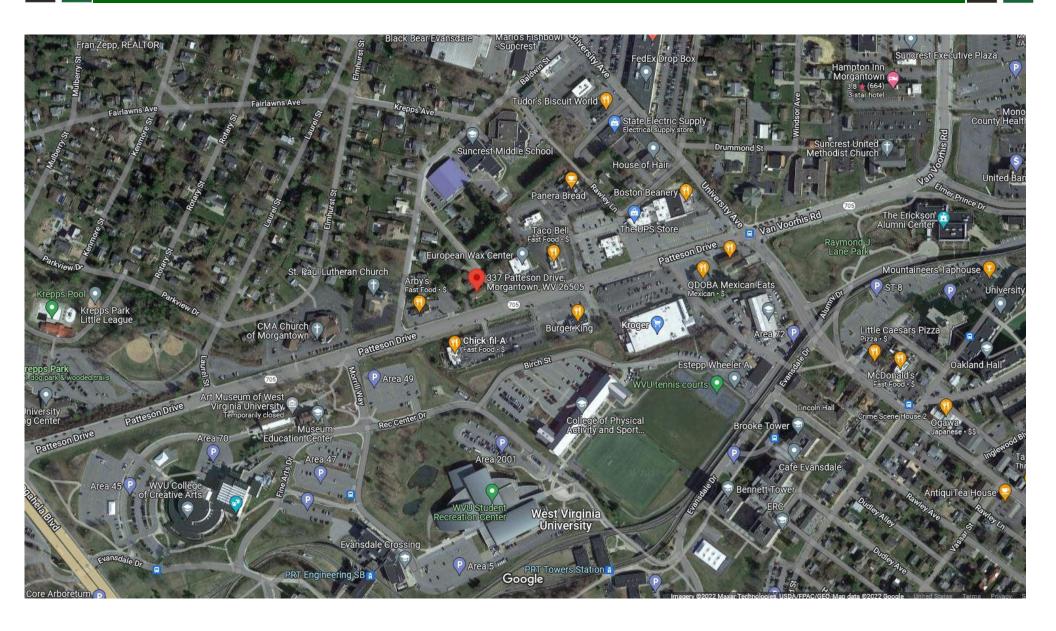




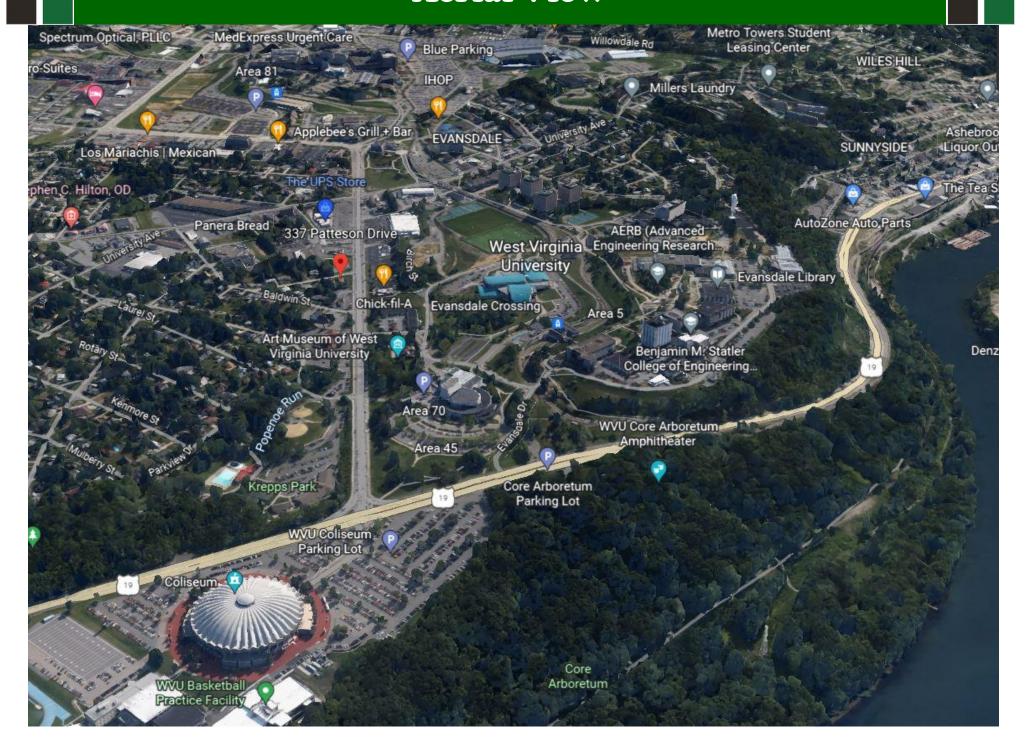


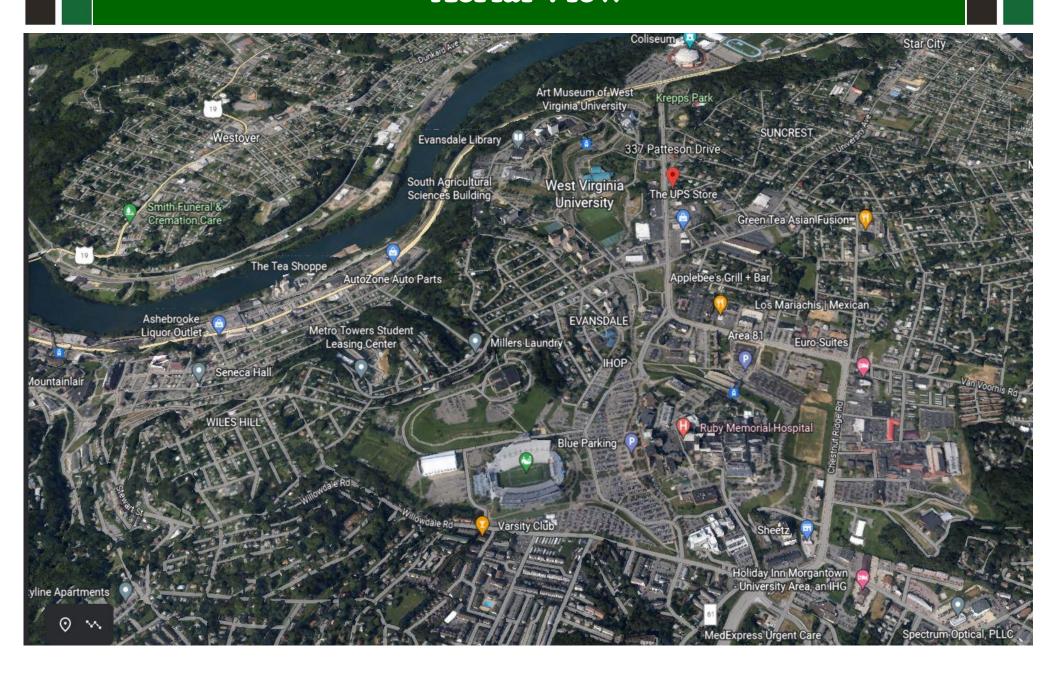


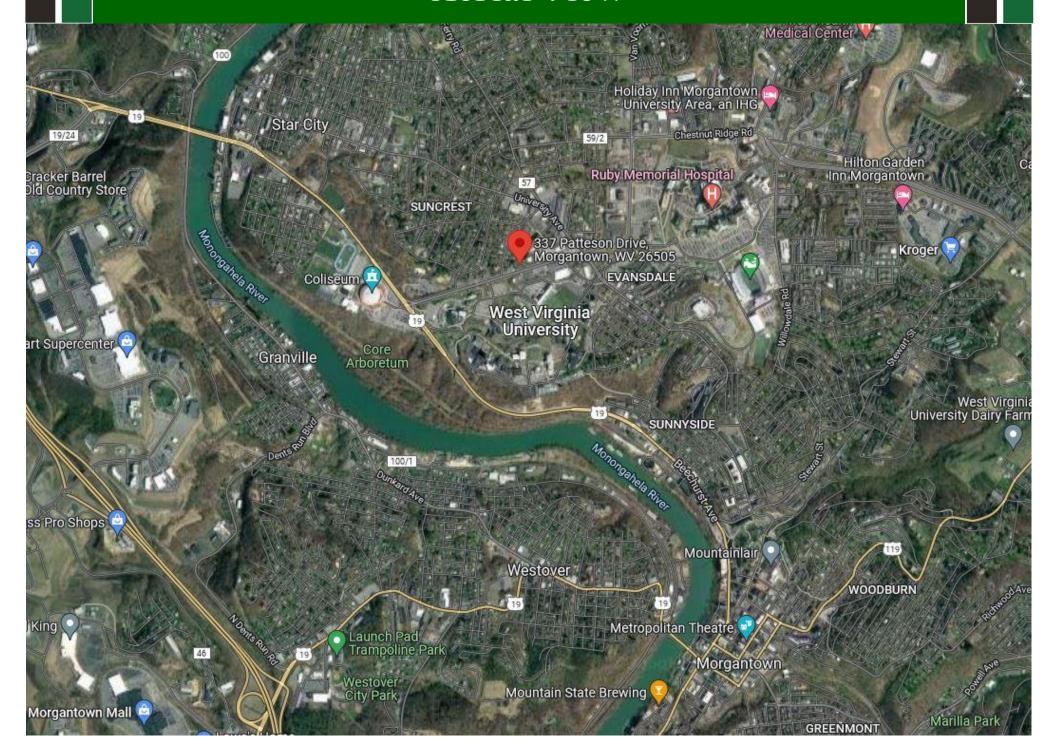




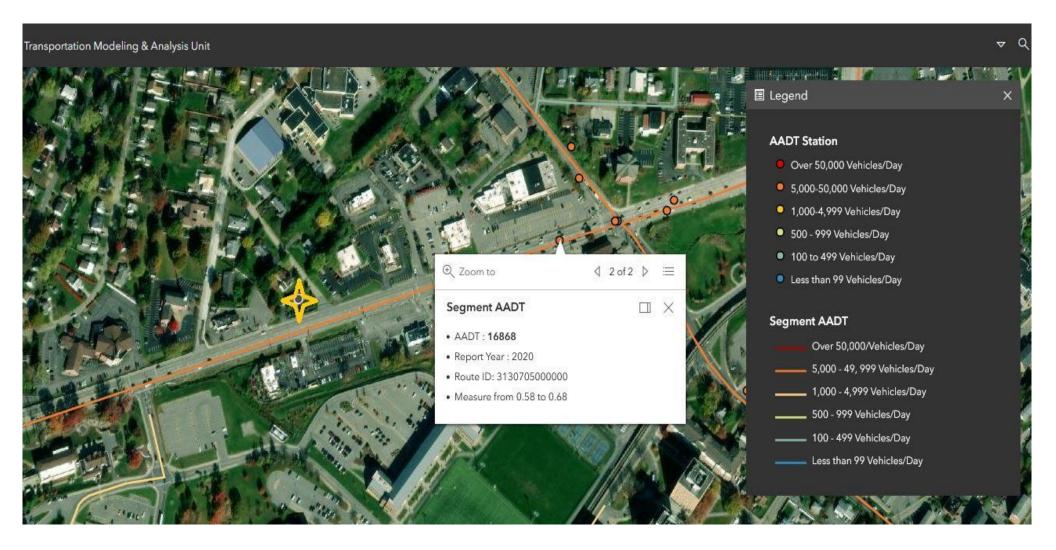
Aerial Map Tudor's Biscuit World 👊 Fairlawns Ave Krepps Ave Seventh Day Adventist Church Morgantown State Electric Supply Electrical supply store Suncrest United Drummond St Suncrest Middle School Methodist Church House of Hair Panera Bread Boston Beanery (705) Van Voorhis Rd Alu The UPS Store Taco Bell Patteson Drive Raymond J Fast Food . \$ Lane Park European Wax Center Istanbul Turkish - \$\$ St. Paul Lutheran Church 337 Patteson Drive, **QDOBA Mexican Eats** Arby's Morgantown, WV 26505 Mexican · \$ Fast Food · S Pie Kroger 🔚 Burger King CMA Church of Morgantown Area 72 P Patteson Drive Little Caesa Chick-fil-A Pizza · \$ Fast Food · \$ Birch St Morrill Way Estepp Wheeler A McDona (705) Area 49 Fast Foo WVU tennis courts useum of West inia University Lincoln Hall Temporarily closed Rec Center Dr Crime Scene I College of Physical Activity and Sport... Brooke/Tower Museum **Education Center** Area 2001 Area 47 Cafe Evansdale Bennett Tower WVU Student ERC West Virginia Recreation Center University Evansdale Crossing Google P Area 5 Map data @2022 Google United States PRT Towers Station



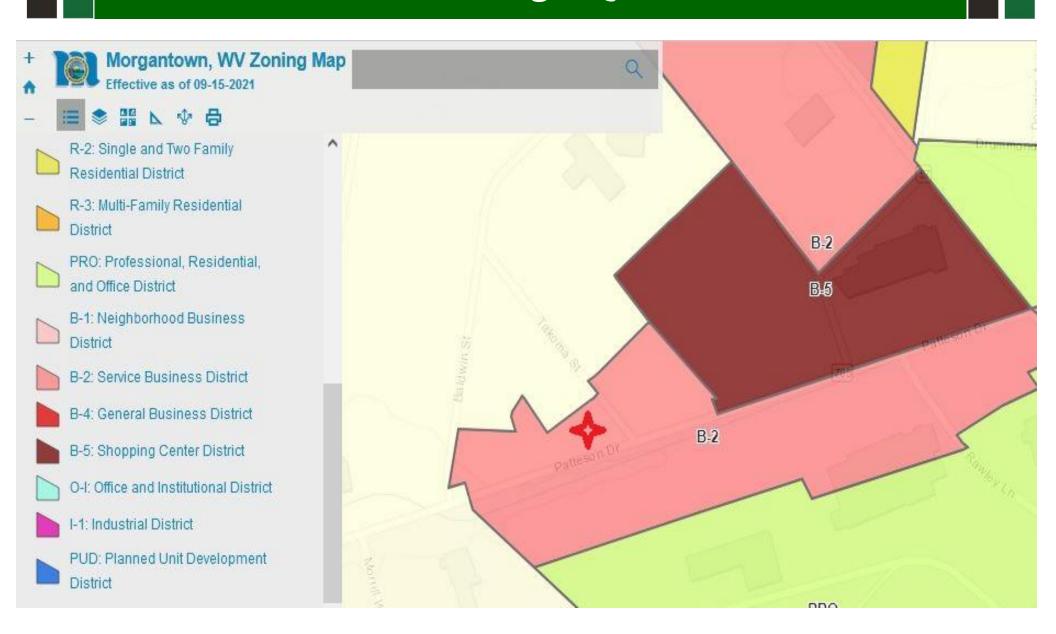




Average Traffic Count



Zoning Map



Flood Map (1) 75 40 (18)90.76 58.1 79.3 61.1 BALDWINST 200 72 (2) (3) 78 EXEMPT (18) 200 70 (5) EXEMPT 62 BALLDWINST 68.1 EXEMPT (10) 67 (11) EXEMPT 63 66 (12) 8 EXEMPT 88 BIRCHST



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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

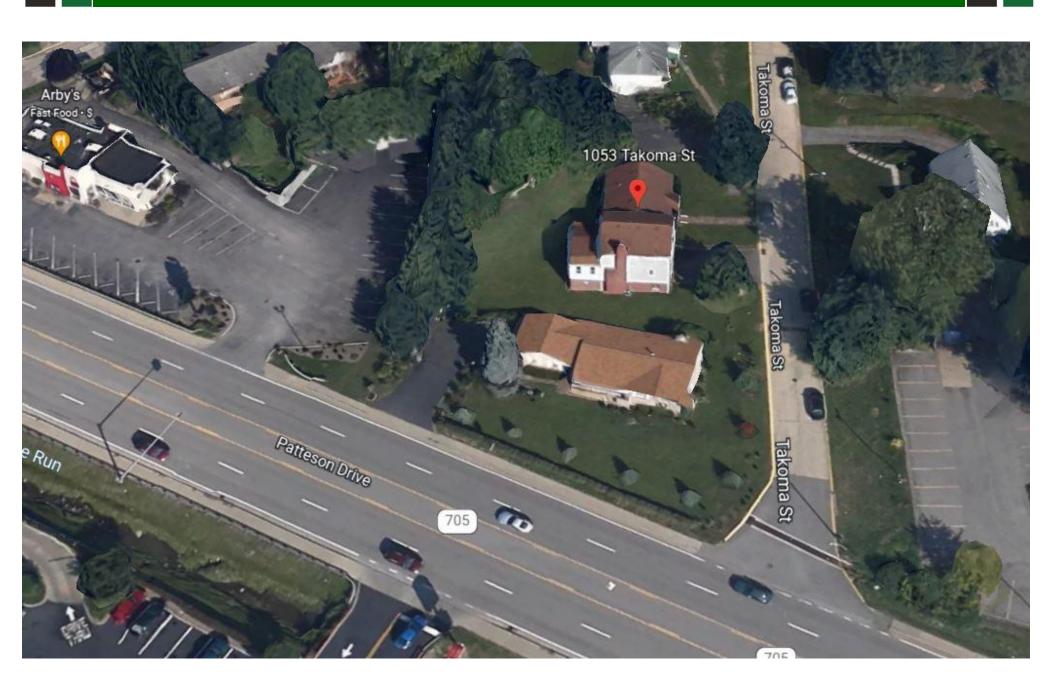


1053 Takoma St., Suncrest Area, Morgantown, WV



- 128 Feet Frontage +/~
- Off WV Route 705
- Near Intestate 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 Tax Map - Site 2

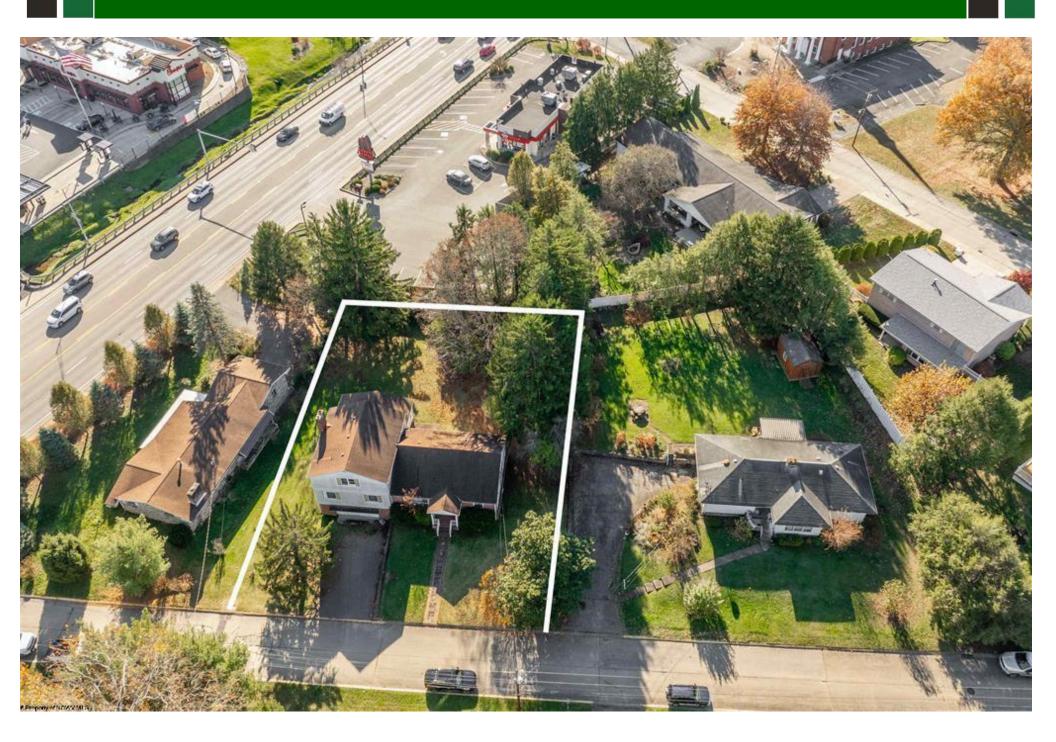


Street View - Site 2

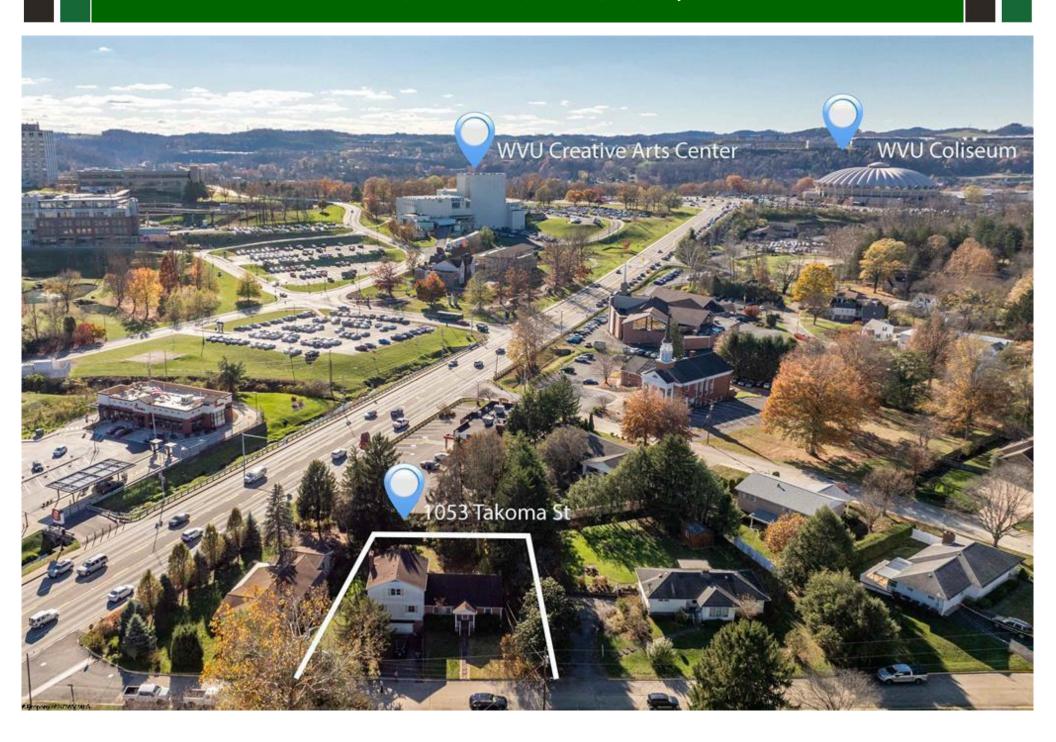


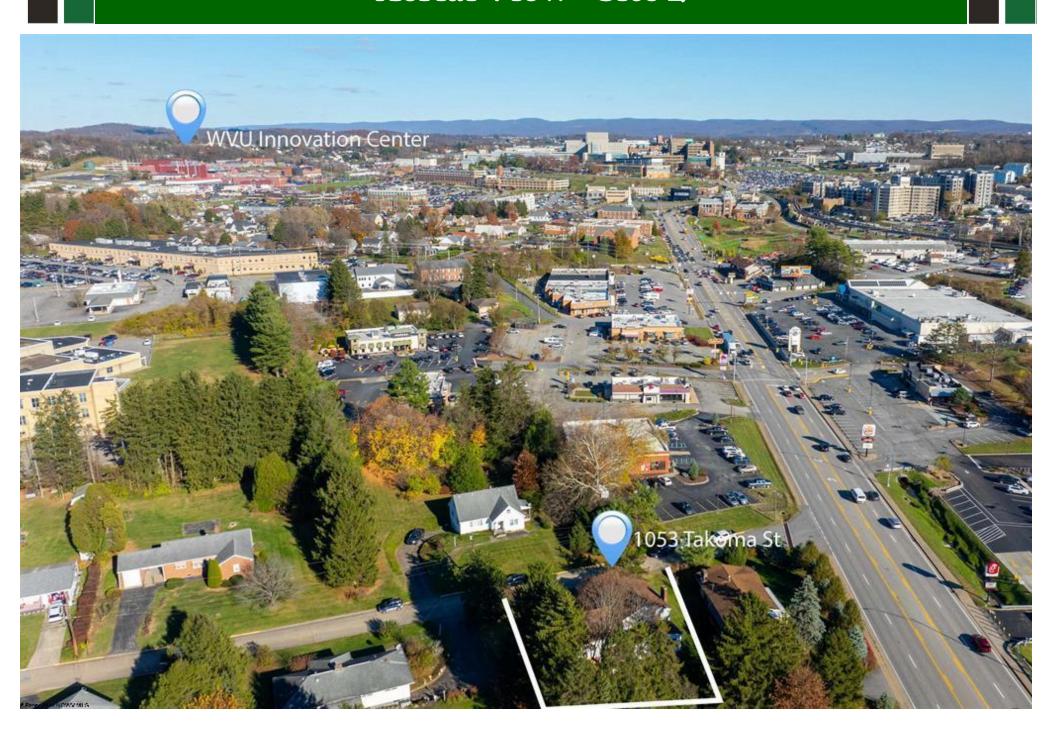
Side View - Site 2













COMMERCIAL DIVISION 304-594-1519

North Central West Virginia's Leaders in Real Estate!

Howard Hanna Premier Properties by Barbara Alexander, LLC 2800 Cranberry Square Morgantown, West Virginia 304-594-0115

www.move2wv.com



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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.

























