



FOR SALE / LEASE
MIXED-USE BUILDING
MARKETING FLYER



444 HIGH STREET
MORGANTOWN, WV 26505

WATERFRONT HOTEL MARRIOTT
2 WATERFRONT PLACE

RAIL TRAIL
SCENIC WALKING TRAIL

DOWNTOWN WVU
HIGH STREET

444 HIGH STREET
SUBJECT BUILDING

WEST VIRGINIA UNIVERSITY
MAIN CAMPUS

TABLE OF CONTENTS

Property Overview / Specifications Introduction of property and specifications of the building, utilities, access and directions.	02
Location and Trend Analysis / Aerial Detailed description and aerial photo of the location and its proximity to surrounding businesses.	04
Demographics Demographics and key facts pertaining to the property within a three, five and ten mile radius.	06
Restaurant Floor Plan / Photos Description, floor plan and interior photos of the building.	08
Second Floor - Floor Plan / Photos Description, floor plan and interior photos of the second floor.	14
Third Floor - Floor Plan / Photos Description, floor plan and interior photos of the third floor.	18
Exterior Photos Exterior photos of the building.	22
Aerial Photos Aerial photos of the property from various heights and angles.	24



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MIXED-USE BUILDING FOR SALE / LEASE

444 HIGH STREET MORGANTOWN, WV 26505

SALE PRICE / \$895,000

RENTAL RATE / \$23.00 / SQ FT / YEAR

LEASE STRUCTURE / NNN

GROSS BUILDING SIZE / 6,327 SQ FT

LOT SIZE / 0.09 ACRE

TOTAL NUMBER OF APARTMENTS / 5

**PROPERTY TYPE / RETAIL, RESTAURANT,
STUDENT HOUSING**

**PROPERTY FEATURES / RESTAURANT
EQUIPMENT INCLUDED IN PRICE, HIGHLY
VISIBLE, HIGH FOOT TRAFFIC, WALKING
DISTANCE TO WVU, OFF-STREET PARKING
AVAILABLE, RECENTLY RENOVATED**

Located immediately along High Street in Downtown Morgantown, 444 High Street is a three-story, 6,327 (+/-) square foot building. The first floor (street level) is comprised of 2,109 (+/-) square feet and was recently renovated and used as a restaurant. An outdoor patio seating area with walk-up window connected to the restaurant is available. The second and third floors are built out as apartments. The 2-bedroom apartments are 700-800 (+/-) square feet, the 1-bedroom apartment is 400 (+/-) square feet and the studio apartment is 300 (+/-) square feet. Restaurant equipment is included in the price. Take advantage of this prime opportunity within Downtown Morgantown, steps from West Virginia University!

The property is located inside the city limits of Morgantown and within walking distance to many amenities including the West Virginia University main campus, the PRT, shopping and more. The property is positioned roughly 2.5 miles from I-79, Exit 152, 3.5 miles from I-68, Exit 1, and 5 miles from I-68, Exit 7. Along Beechurst Avenue, there is a daily traffic count of 20,246 vehicles per day (WVDOH, 2015).

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444 HIGH STREET · MORGANTOWN, WV 26505 · 6,327 SQ FT · 0.09 ACRE LOT

PROPERTY SPECIFICATIONS

BUILDING SPECIFICATIONS

Built in the early 1900's and renovated in 2010, this mixed-use, three-story building is comprised of 6,327 (+/-) square feet. The first floor (street level) is currently built out for restaurant use, and the second and third floors are built out as apartments. The building is constructed of brick and cinder block with a membrane roof.

LEGAL DESCRIPTION

Located inside of City Limits of Morgantown, this property is situated within the Third Ward District of Monongalia County. The property consists of one rectangular shaped parcel. The property is identified as Third Ward District, Map 26A, Parcel 99. This can be referenced in Deed Book 1464, Page 543. See the parcel map on page 4 for details. This property is zoned B4.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion Hope
Water/Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Cable/Internet	Comcast - Xfinity

PARKING

There is a metered parking lot directly behind the building that is available on a first come first serve basis. There are approximately 50 (+/-) lined parking spots available in this lot. Two parking spaces come with the subject building. Yearly parking passes are available.



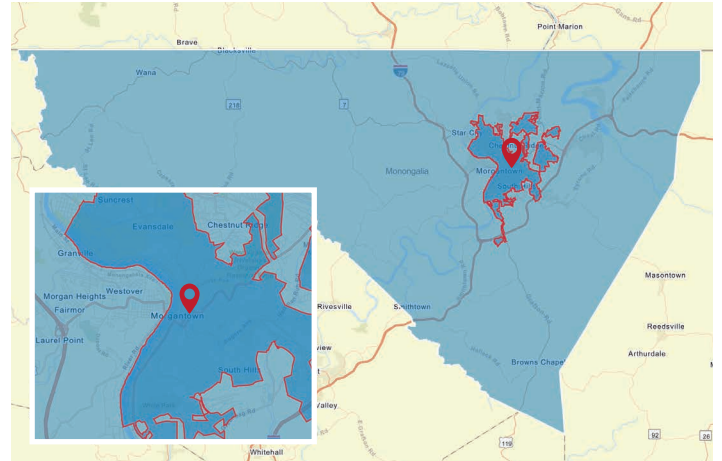
LOCATION ANALYSIS

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

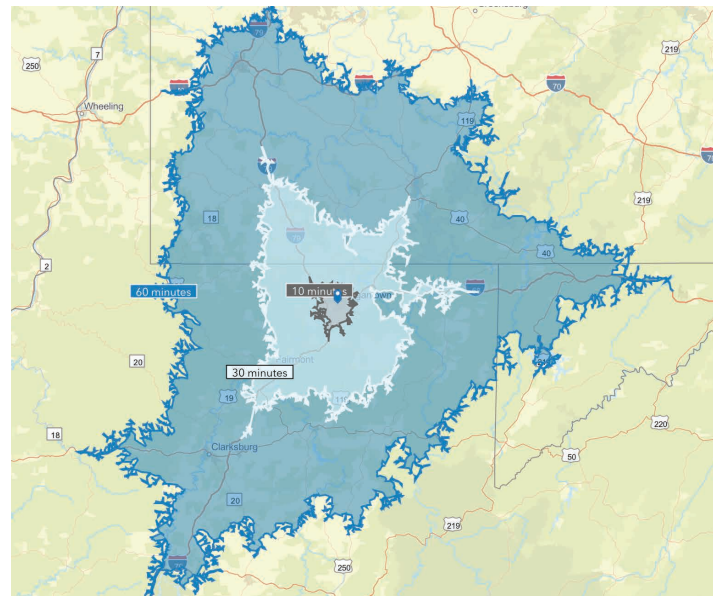
Monongalia County has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

The **City of Morgantown** has a total population of 31,050 and a median household income of \$37,549. Total number of businesses is 1,460.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.



■ Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location



Distance to nearby cities: Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

SUBJECT PROPERTY PARCEL MAP



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SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property, 444 High Street, has been referenced with a yellow star.

- 1 Walnut PRT Station
- 2 Beechurst PRT Station
- Mountain Line Bus Stop

- 3 Westover Area
- 4 Sheetz
- 5 Morgantown Chamber of Commerce
- 6 Starbucks
- 7 Monongalia Magistrate
- 8 Iron Horse Tavern
- 9 Huntington Bank
- 10 Dollar General
- 11 Monongalia County Clerk
- 12 Cold Stone Creamery
- 13 Subway
- 14 Chipotle
- 15 Public Safety Center
- 16 Morgantown Public Library
- 17 Morgantown Municipal Building
- 18 Morgantown Farmers Market
- 19 Central Place Apartments
- 20 Truist Bank
- 21 CVS
- 22 WV Junior College
- 23 Downtown Campus Library
- 24 Mountainlair
- 25 West Virginia University Main Campus
- 26 University Place Housing
- 27 State On Campus Housing
- 28 Wharf District Parking Garage
- 29 Oliverio's Ristorante
- 30 Mountain State Brewing
- 31 Adams Legal Group, PLLC
- 32 WVU Evansdale Campus
- 33 Morgantown High School
- 34 Fred L. Jenkins Funeral Home
- 35 Monongalia County Schools
- Department of Health and Human Resources
- Child Support Enforcement Division

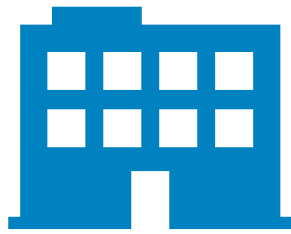
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



58,456

Total Population



2,844

Businesses



77,695

Daytime Population



\$233,817

Median Home Value



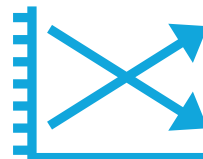
\$36,162

Per Capita Income



\$49,929

Median Household Income



0.27%

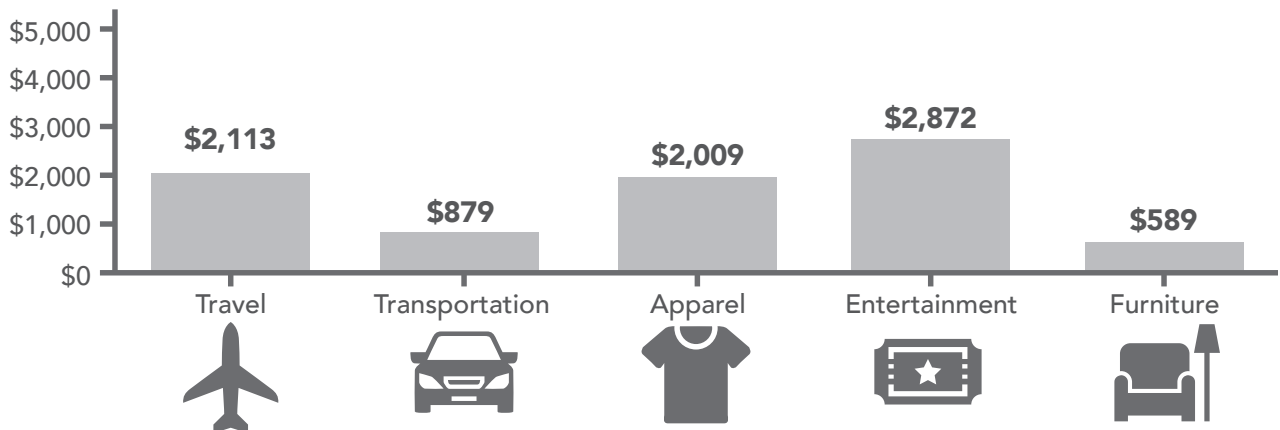
2020-2022 Pop Growth Rate



25.8

Median Age

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 2022, 2027. Spending facts are average annual dollar per household.

5 MILE RADIUS



80,770

Total Population



3,530

Businesses



97,850

Daytime Population



\$240,141

Median Home Value



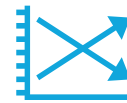
\$39,488

Per Capita Income



\$57,523

Median Household Income



0.54%

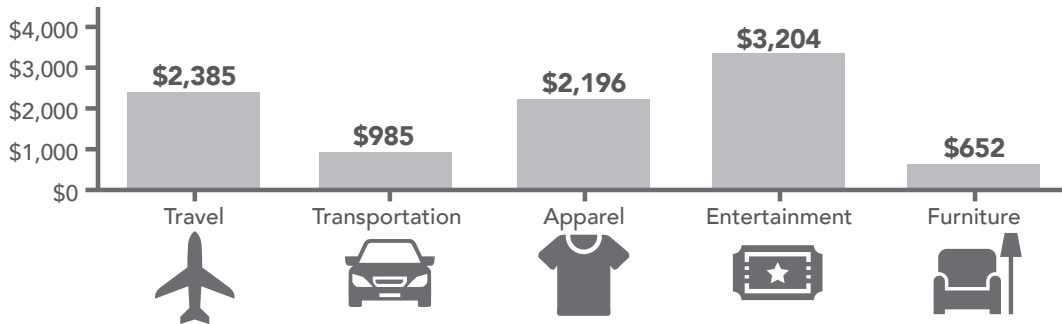
2020-2022 Pop Growth Rate



28.5

Median Age

KEY SPENDING FACTS



10 MILE RADIUS



109,414

Total Population



4,034

Businesses



119,394

Daytime Population



\$242,026

Median Home Value



\$41,225

Per Capita Income



\$62,315

Median Household Income



0.57%

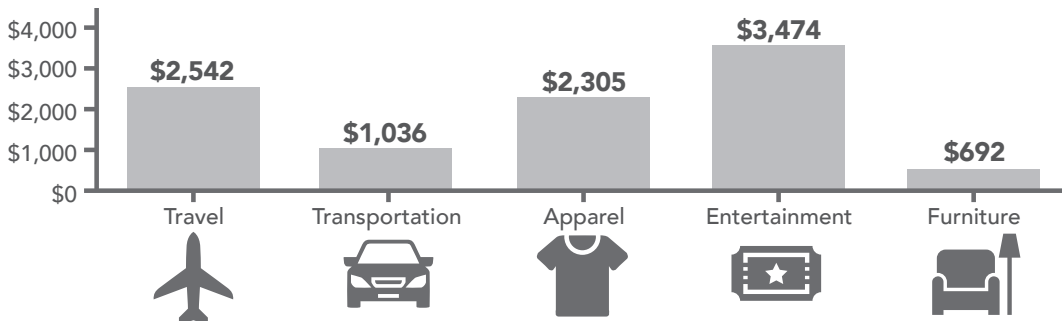
2020-2022 Pop Growth Rate



31.9

Median Age

KEY SPENDING FACTS

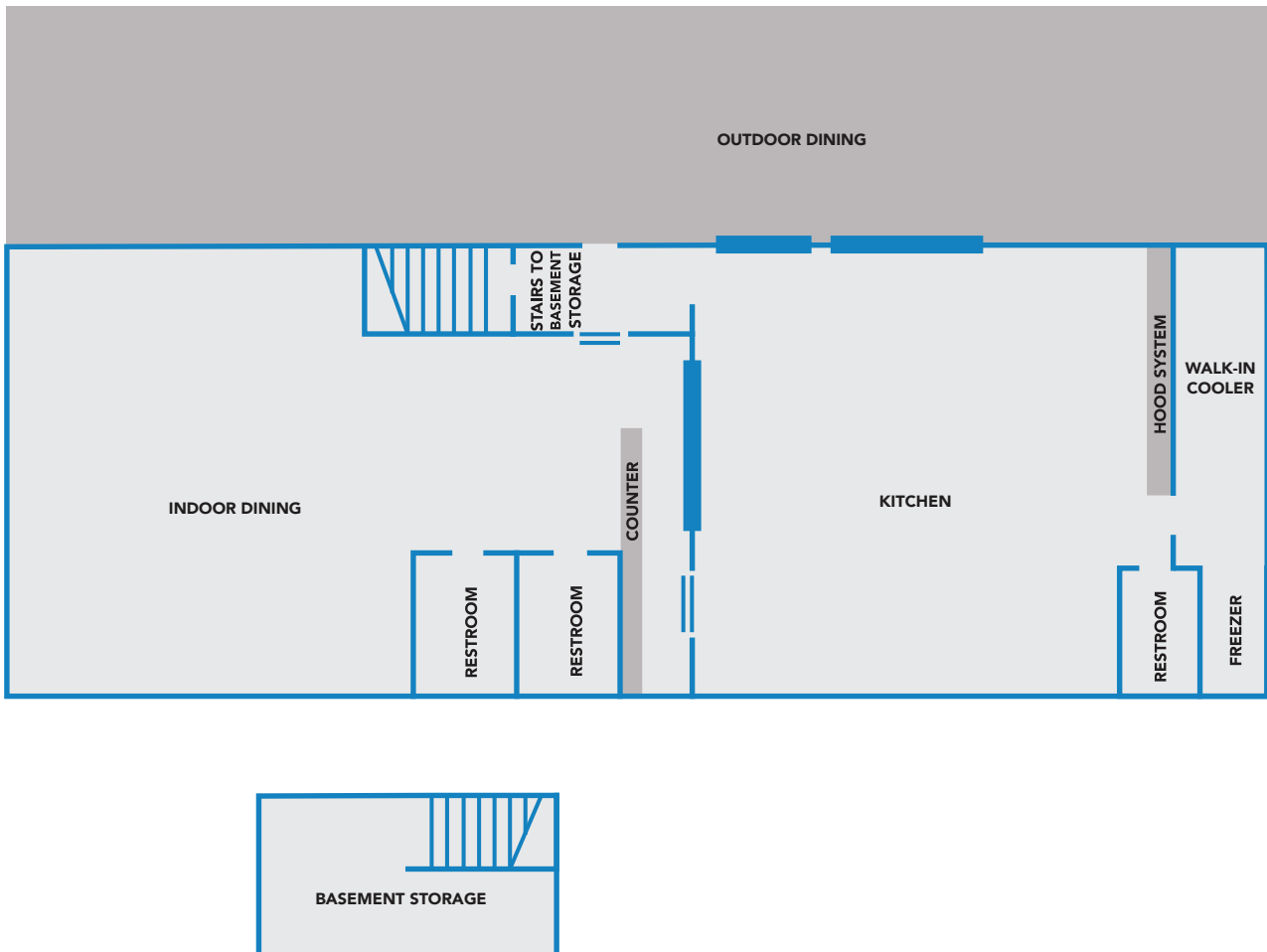


RESTAURANT - FLOOR PLAN

2,109 (+/-) SQUARE FEET

The first floor space (restaurant) is comprised of roughly 2,109 (+/-) square feet. The main entrance is located along High Street at street level. This space was recently renovated and used as a restaurant but could be modified for any retail/office use. The floor plan consists of an open indoor dining area, large kitchen with hood system, a walk-in cooler, freezer, three restrooms and stairs to the basement storage space.

Finishes to the space include a combination of tile and concrete flooring, drywall and a mix of fluorescent and recessed lighting. **All furniture, fixtures, and kitchen equipment are being sold with the building.**



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PHOTOS



Indoor Dining Area.

RESTAURANT - PHOTOS

EQUIPMENT
INCLUDED
IN THE PRICE



Kitchen.

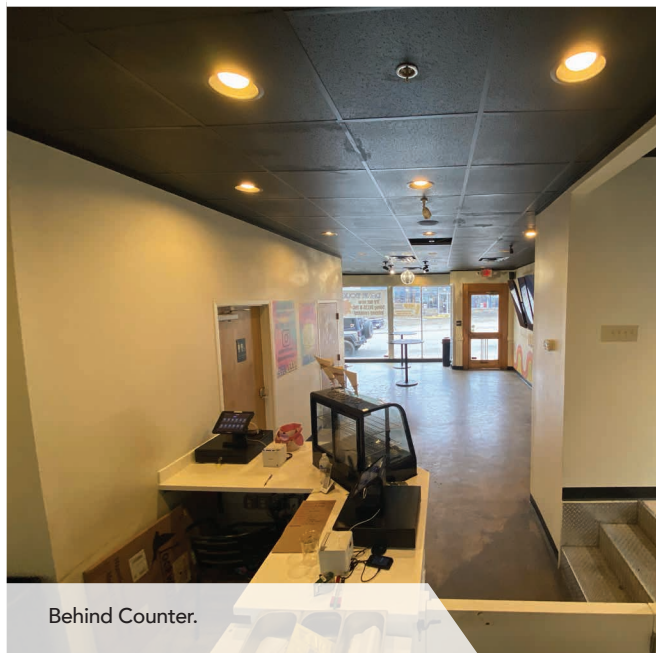
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Indoor Dining Area.



Behind Counter.



Storage.

RESTAURANT - PHOTOS



Kitchen.



TV Screens.



Indoor Dining Area.

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Counter.

SECOND FLOOR - FLOOR PLAN

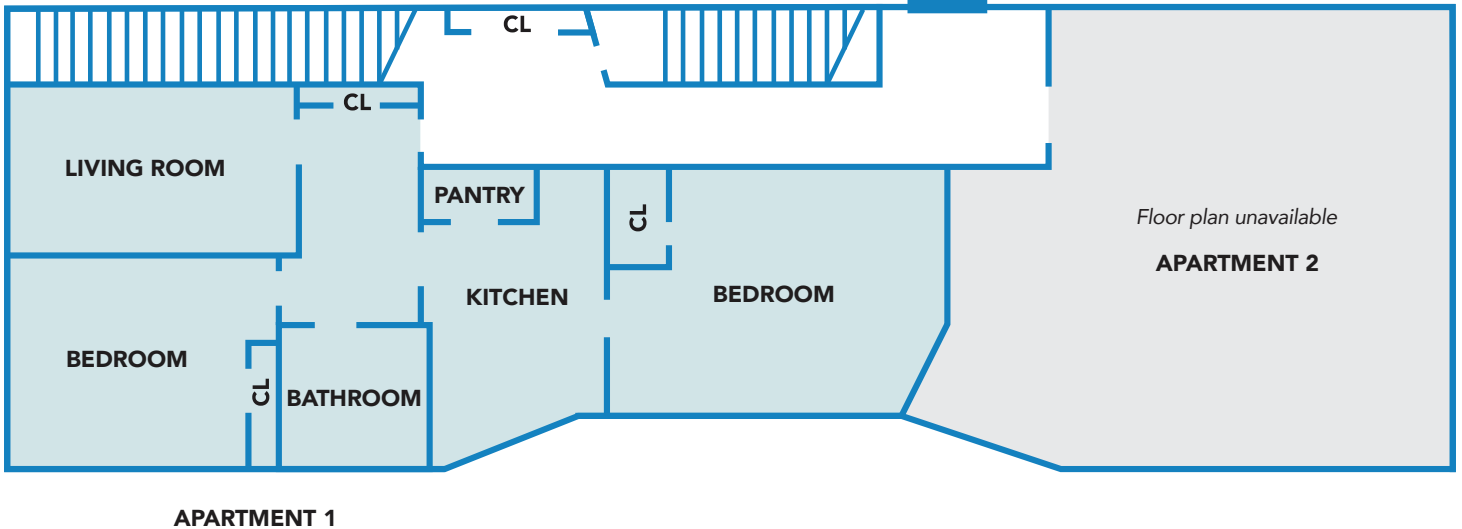
APARTMENT 1 & 2

The second floor of this building is comprised of 2,109 (+/-) square feet and offers two apartments. 1-bedroom apartments are 400 (+/-) square feet and 2-bedroom apartments are 700-800 (+/-) square feet. Access to both apartments is via staircase from the street level entrance door along High Street. A common area washer and dryer is available on third floor.

Apartment 1 is highlighted in blue below. The floor plan consists of two bedrooms, one bathroom, a living room and a kitchen with pantry.

Apartment 2 is in gray below and is currently occupied by a tenant. This floor plan is currently unavailable.

Finishes to the apartments and common areas include a combination of hardwood and vinyl flooring, drywall walls and a mix of florescent and incandescent light fixtures.



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Hallway for Apartment 1 and 2.

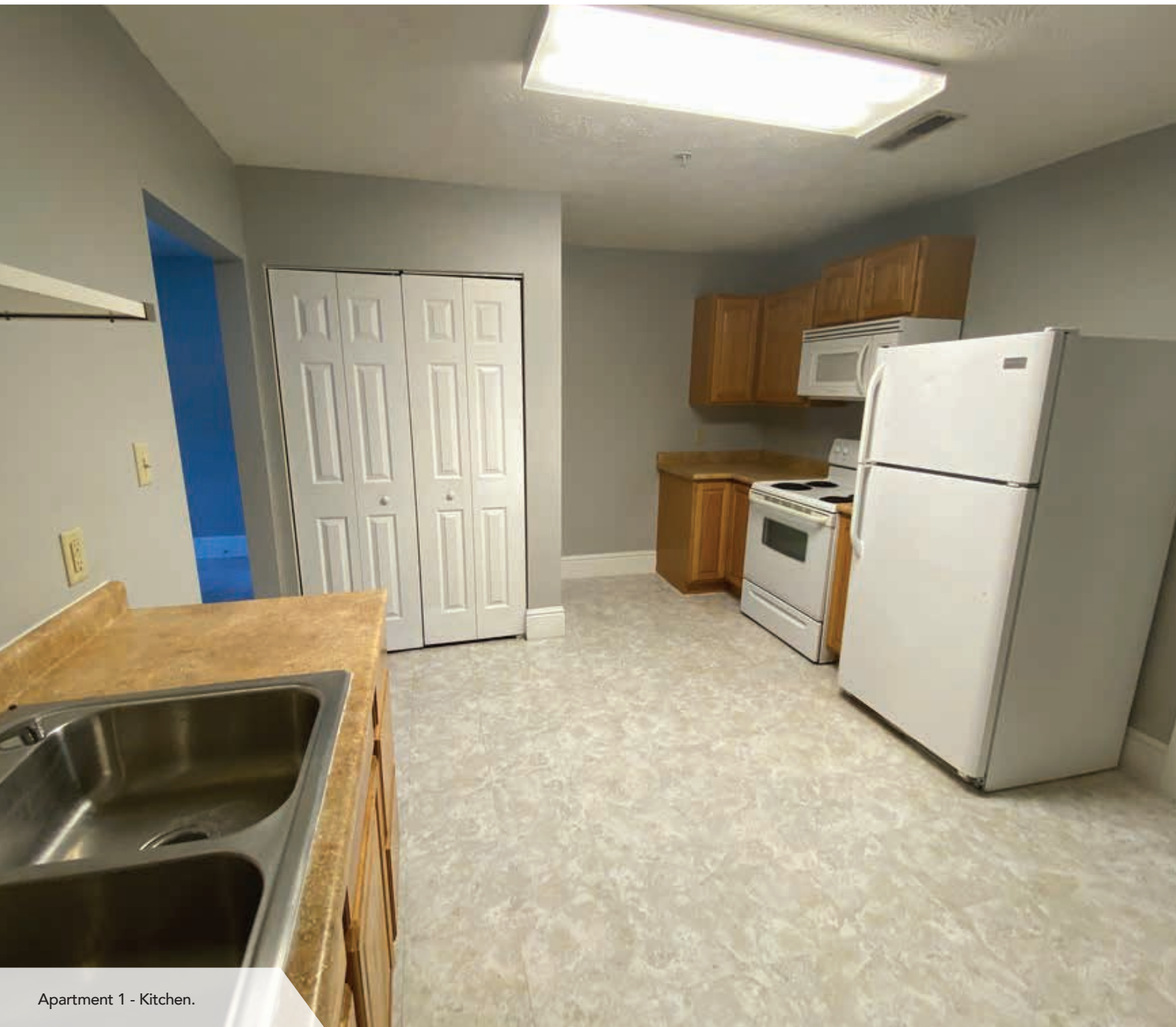


Apartment 1 - Hallway.



Apartment 1 - Living Room.

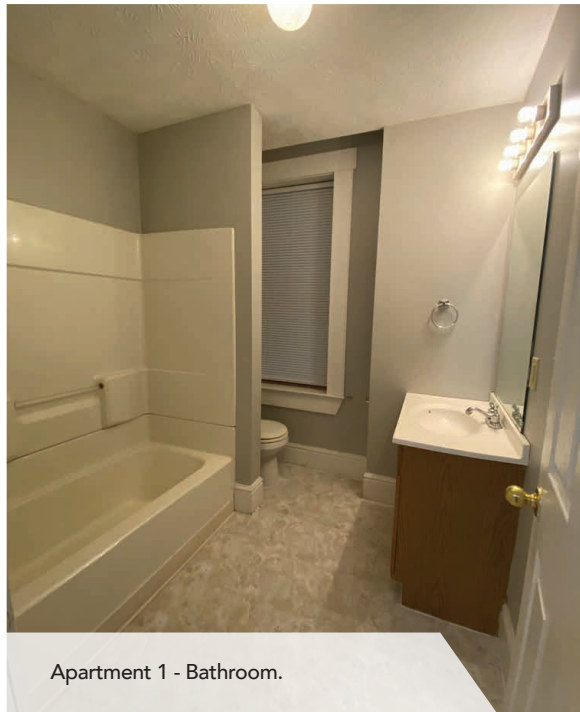
APARTMENT 1 - PHOTOS



Apartment 1 - Kitchen.

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Apartment 1 - Bathroom.



Apartment 1 - Bedroom.



Apartment 1 - Kitchen.



Apartment 1 - Bedroom.

THIRD FLOOR - FLOOR PLAN

APARTMENT 3, 4 & 5

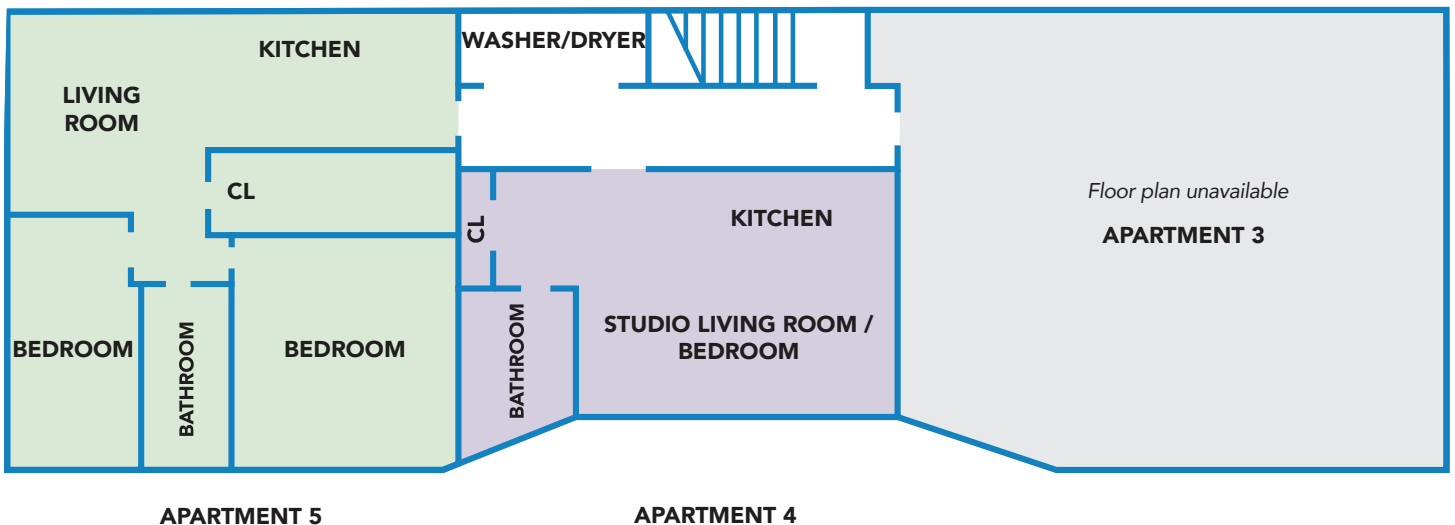
The third floor of this building is comprised of 2,109 (+/-) square feet and offers three apartments. The studio apartment is 300 (+/-) square feet and the 2-bedroom apartments are 700-800 (+/-) square feet. Access to the apartments is via stairs, the entrance door is at street level along High Street. A common area washer and dryer is available on this floor opposite the staircase.

Apartment 3 is in gray below and is currently occupied by a tenant. This floor plan is currently unavailable.

Apartment 4 is highlighted in purple below. This is a studio apartment with a living room/bedroom, kitchen, entry closet and bathroom.

Apartment 5 is highlighted in green below. The floor plan consists of two bedrooms, one bathroom, a living room, kitchen and closet.

Finishes to the apartments and common areas include a combination of hardwood and vinyl flooring, drywall walls and a mix of florescent and incandescent light fixtures.



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APARTMENT 5 / COMMON AREA - PHOTOS



Common Area Washer/Dryer.



Apartment 5 - Living Room.

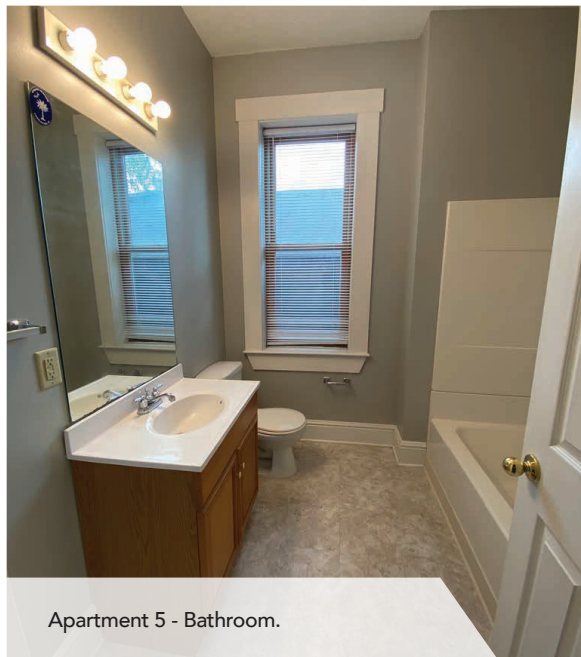


Apartment 5 - Kitchen.

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Apartment 5 - Bedroom.



Apartment 5 - Bathroom.

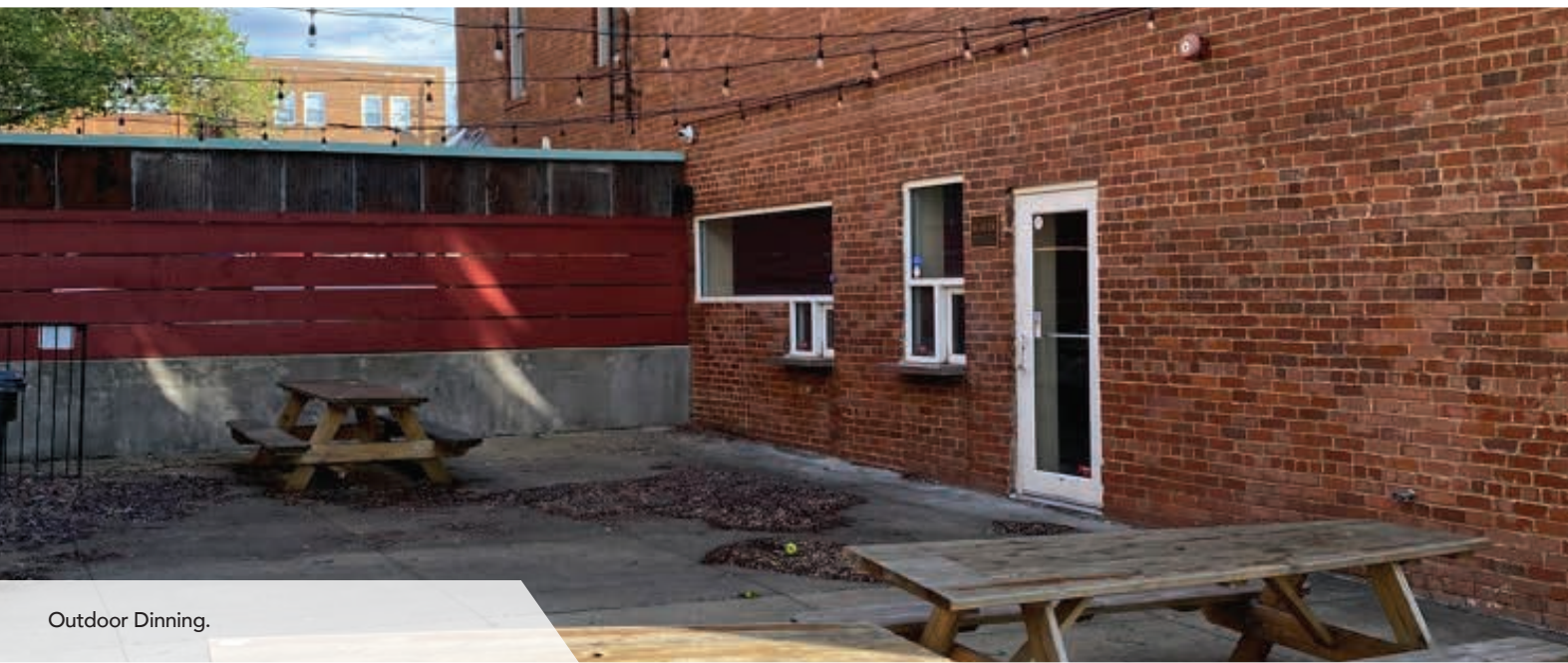


Apartment 5 - Bedroom.

EXTERIOR PHOTOS



Outdoor Dining.



Outdoor Dining.

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Back of Building.



Side of Building.



Front of Building.



Front of Building.

AERIALS

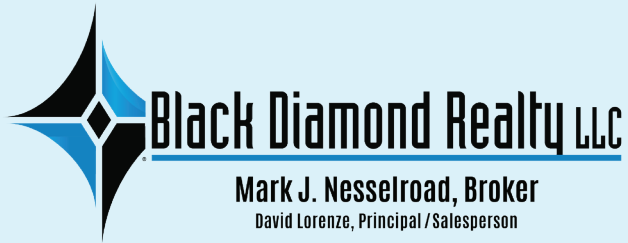


Aerial View Facing Northwest.

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Aerial View Facing South.



Black Diamond Realty LLC

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