



**FOR SALE**  
**OFFICE / RETAIL BUILDING**  
**MARKETING FLYER**



**1639 SABRATON AVENUE**  
**MORGANTOWN, WV 26505**

I-68  
EXIT 4

SPRINGHILL SUITES MARRIOTT  
1910 HUNTERS WAY

KROGER  
1851 EARL CORE ROAD

UNITED BANK  
1750 EARL CORE ROAD

1639 SABRATON AVE

POPEYES  
FAST FOOD RESTAURANT

SUBURBAN EXTENDED STAY  
40 STERLING DRIVE

WENDY'S  
FAST FOOD RESTAURANT

ADVANCE AUTO PARTS  
1460 EARL CORE ROAD

ALDI  
GROCERY STORE



# TABLE OF CONTENTS

---

## **Property Overview / Specifications**

Introduction of property and specifications of the building, utilities and access.

02

## **Location Analysis / Surrounding Amenities**

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

## **Floor Plan / Interior Photos**

Description, floor plan and interior photos of the available building.

08

## **Aerial Photos**

Aerial photos of the property from various heights and angles.

12

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## OFFICE / RETAIL FOR SALE

## 1639 SABRATON AVENUE MORGANTOWN, WV 26505

**SALE PRICE / \$295,000**

**GROSS BUILDING SIZE / 2,250 (+/-) SQ FT**

**PROPERTY TYPE / RETAIL, OFFICE**

**ZONING / B-2 BUSINESS**

**LOT SIZE / 0.23 (+/-) ACRES**

**OFF-STREET PARKING / YES, 10 SPACES**

**PROPERTY FEATURES / CLOSE TO MAJOR  
TRAFFIC ROUTES AND AMENITIES, EASY  
ACCESS, OFF-STREET PAVED PARKING LOT,  
HIGHLY VISIBLE, SIGNAGE OPPORTUNITIES**

Located along Sabraton Avenue, this single-level office/retail building is comprised of 2,250 (+/-) square feet. The flexible floor plan allows for new ownership to utilize the space for a single use or divide to create multiple suites. Sabraton Avenue sits parallel to Earl Core Road which is a highly travelled, dense business strip. Earl Core Road is home to national business such as Kroger, Dollar General, Wendy's, Aldi, CVS, Sheetz, McDonald's, multiple banks, and more.

The property is located just 1 mile off I-68, Exit 4, and is approximately 2 miles from Downtown Morgantown and West Virginia University's main campus. Along Earl Core Road, there is an annual average daily traffic count of 24,260 vehicles (WVDOT, 2023).

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# PROPERTY SPECIFICATIONS

## SPECIFICATIONS

Built in 1950, the subject property is a single-story painted brick structure comprised of 2,250 (+/-) square feet. There are multiple windows allowing for natural light. The roof is rubber membrane. Heating and cooling is via HVAC unit.

## LEGAL DESCRIPTION / ZONING

Located inside of City Limits of Morgantown, this property is situated within the 6th Ward District of Monongalia County. The property is located within two irregularly shaped parcels identified as 6th Ward District, Map 33, Parcels 8 and 8.1. This can be referenced in Deed Book 1170, Page 55. See the parcel map on page 4 for details. This property is zoned B-2 Service Business District.

## INGRESS / EGRESS / PARKING / SIGNAGE

The property offers one point of ingress and egress via Sabraton Avenue. There are roughly 10 off-street parking spaces available in the parking lot at the side of the building for employees and customers.

## DIRECTIONS

From I-68 Southwest, take Exit 4 toward Sabraton. Turn right onto Earl Core Road. Continue for roughly 0.6 mile then turn right toward Sabraton Avenue. Take an immediate left onto Sabraton Avenue. The subject property is along the right, 1639 Sabraton Avenue, there is a small paved parking lot next to the building.

## UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic Services
Cable/Internet	Multiple Providers



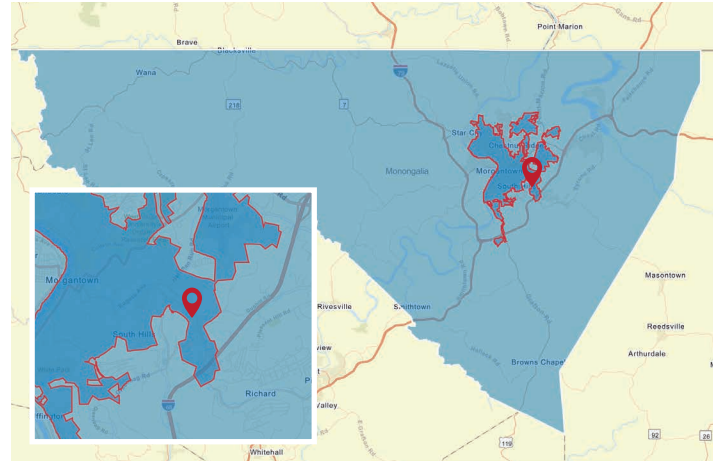
# LOCATION ANALYSIS

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.

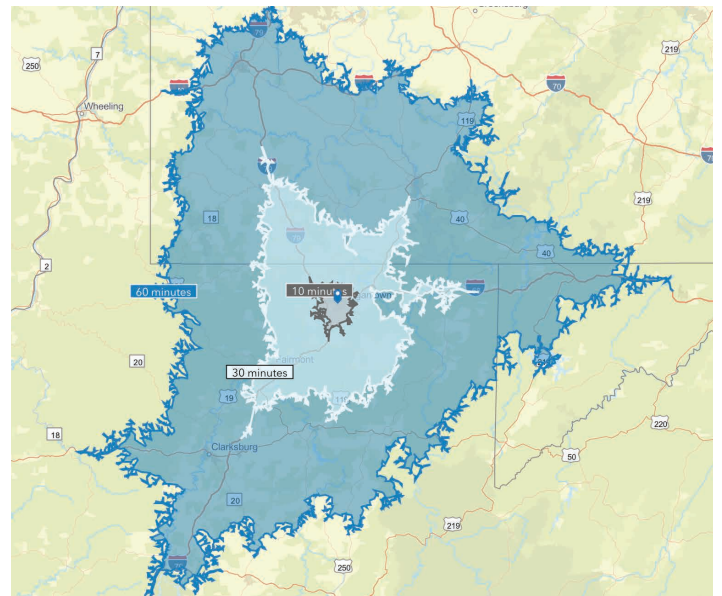
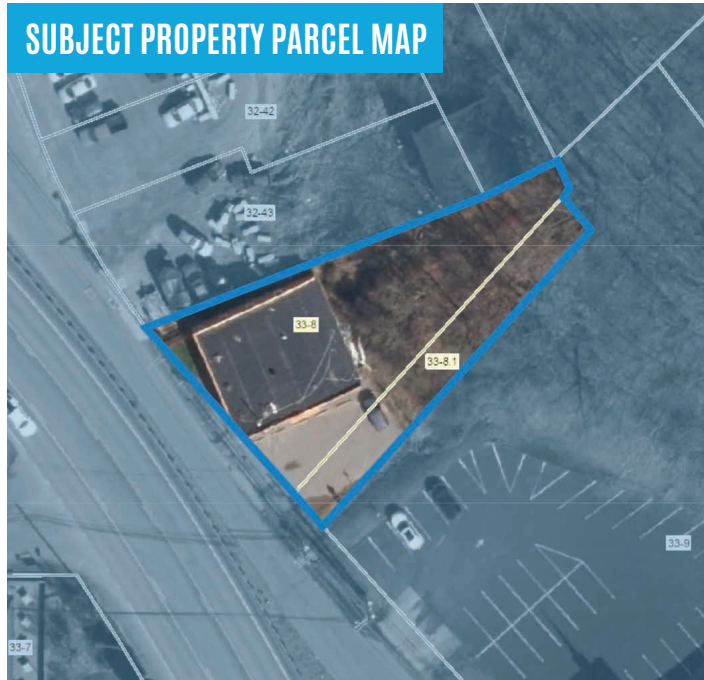
**Monongalia County** has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

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.

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# SURROUNDING AMENITIES



The aerials to the right were taken facing west towards Downtown Morgantown/WVU and east towards I-68. The aerial above highlights several of the most popular surrounding locations. The subject property, 1639 Sabraton Avenue, has been referenced with a yellow star.

● Along Earl Core Road, there is an annual average daily traffic count of 24,260 vehicles (WVDOT, 2023).

- 1 Mon Health Medical Center
- 2 Ruby Memorial Hospital, Health Sciences Center
- 3 Milan Puskar Stadium
- 4 West Virginia University Main Campus, Downtown Morgantown
- 5 WV Newspaper Publishing
- 6 Aldi

- 7 WV Division of Motor Vehicles
- 8 Long John Silver's,
- 9 WesBanco Bank
- 10 Sabraton Plaza
- 11 U.S. Cellular, Rent-A-Center
- 12 Wendy's
- 13 Advance Auto Parts
- 14 AutoZone
- 15 Suburban Extended Stay Hotel
- 16 MVB Bank
- 17 U.S. Department of Agriculture
- 18 Popeye's
- 19 Dollar Tree
- 20 Hardee's
- 21 CVS
- 22 Smoker Friendly
- 23 bfs Gas Station

- 24 Monongalia County Schools (BOE Office)
- 25 Dollar General, TLC Dental
- 26 United Bank
- 27 O B Fawley Music
- 28 Kroger
- 29 McDonald's
- 30 Truist Bank
- 31 Clear Mountain Bank
- 32 Dunkin Donuts
- 33 Sheetz
- 34 KFC
- 35 United States Post Office
- 36 Arby's, Burger King
- 37 Marriott Springhill Suites
- 38 First United Bank
- 39 Goodwill

# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



50,609

Total Population



2,271

Businesses



68,584

Daytime Population



\$232,679

Median Home Value



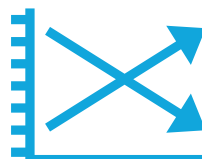
\$34,142

Per Capita Income



\$48,364

Median Household Income



0.03%

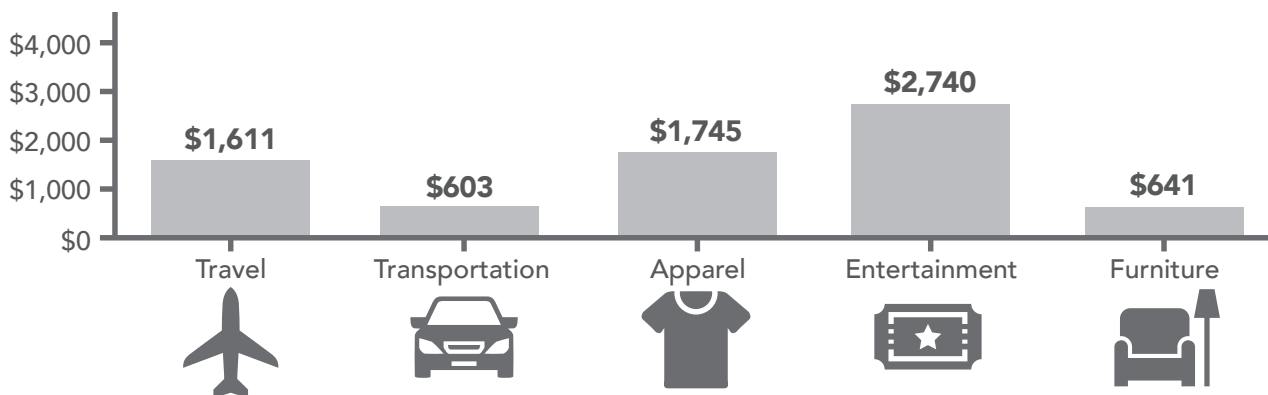
2020-2023 Pop Growth Rate



24,292

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 2023, 2028. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



81,765

Total Population



3,449

Businesses



99,771

Daytime Population



\$247,271

Median Home Value



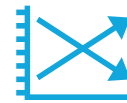
\$39,328

Per Capita Income



\$55,358

Median Household Income



0.20%

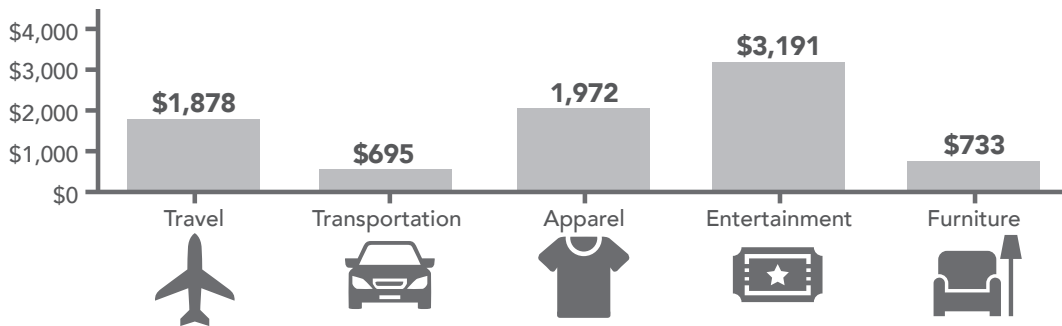
2020-2023 Pop Growth Rate



39,371

Housing Units (2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



109,544

Total Population



3,953

Businesses



120,227

Daytime Population



\$250,277

Median Home Value



\$41,294

Per Capita Income



\$59,055

Median Household Income



0.35%

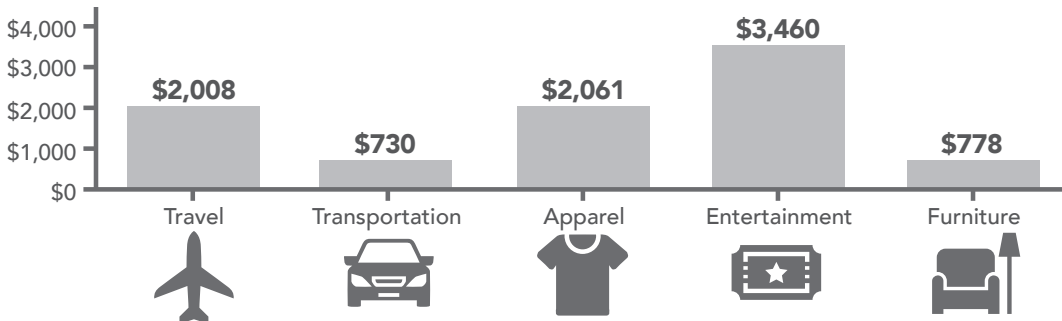
2020-2023 Pop Growth Rate



51,276

Housing Units (2020)

### KEY SPENDING FACTS



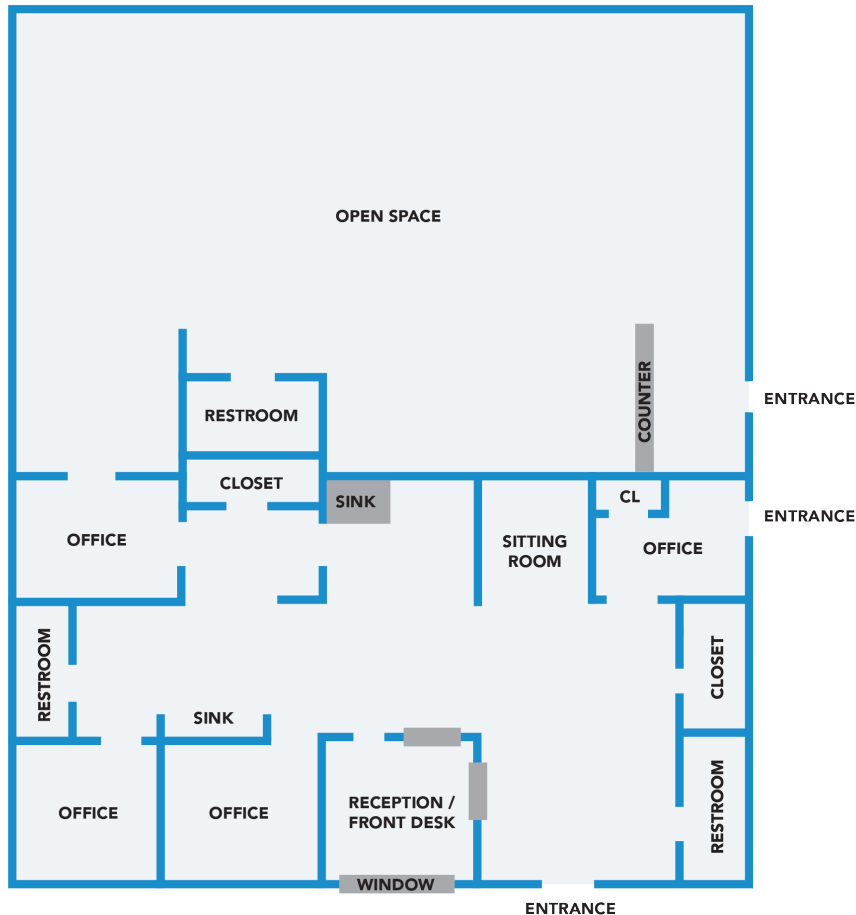
# FLOOR PLAN

## 2,250 (+/-) SQUARE FEET

This office/retail building is comprised of 2,250 (+/-) square feet. There are three entrances to access the building, one on the front and two on the side. The floor plan of this property provides a new owner with the opportunity to either use the space entirely for one purpose or easily divide it into two separate suites.

The floor plan as it is now offers a large open retail space, four offices with windows, a reception desk, sitting room, three restrooms and multiple storage closets.

Finishes to the space include a majority of drywall walls, with the exception of one slat wood wall. There are drop ceilings, a mixture of carpet, vinyl, and tile flooring, and fluorescent lighting throughout.



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# INTERIOR PHOTOS



Open Retail Space.



Front Entrance.

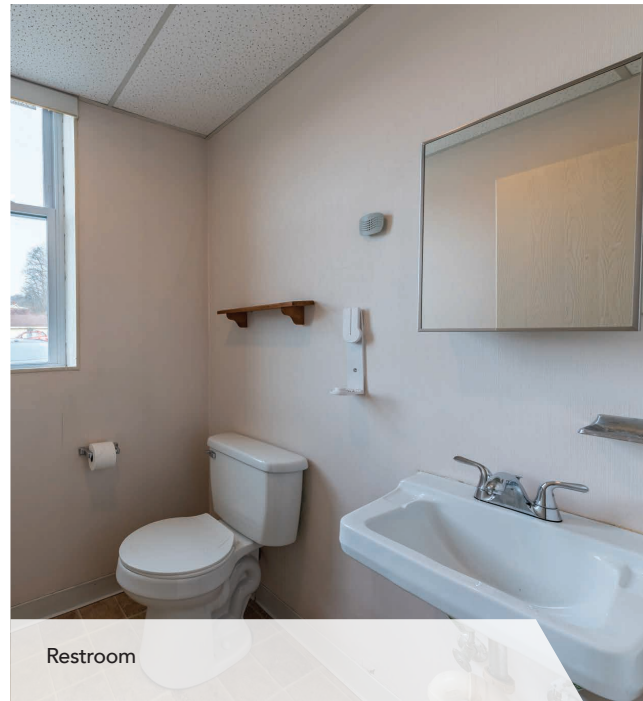


Side Entrance.

# INTERIOR PHOTOS



Office.



Restroom



Reception.

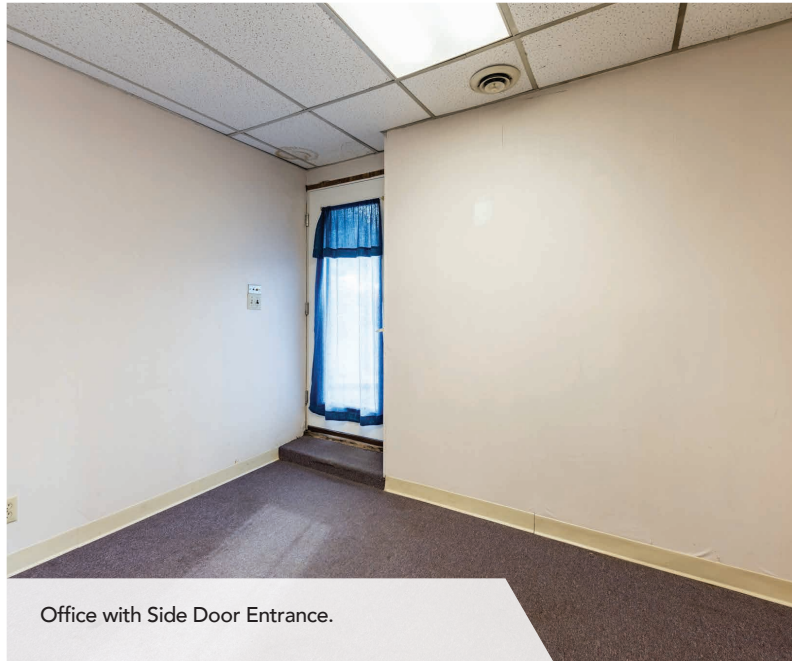
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Hallway.



Office.



Office with Side Door Entrance.

# AERIALS



Aerial Facing Northwest.

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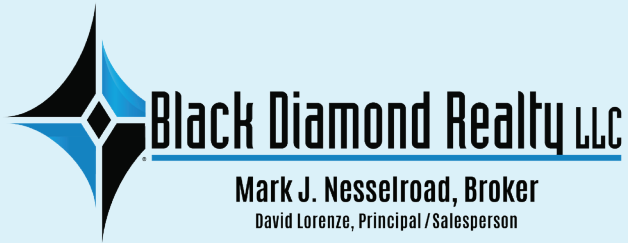
Aerial Facing Northeast.



Aerial Facing Northwest.



Aerial Facing South.



# CONTACT

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