



FOR SALE / LEASE
COMMERCIAL PORTFOLIO
MARKETING FLYER



715 W PIKE STREET / 100 FERRY STREET
CLARKSBURG, WV 26301



ROUTE 50
2ND STREET



DOWNTOWN CLARKSBURG



HARRISON COUNTY YMCA

715 W PIKE STREET / 100 FERRY STREET



HITE FIELD

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

Interior Photos / Site Aerial

Interior photos throughout followed by an aerial photo outlining the property.

08

Exterior Photos

Exterior of the property from various angles.

16

Aerial Photos

Aerial photos of the property from various heights and angles.

20



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DOWNTOWN CLARKSBURG

COMMERCIAL PORTFOLIO FOR SALE / LEASE

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SALE PRICE / \$1,539,000

RENTAL RATE / NEGOTIABLE

GROSS BUILDING SIZE / 56,987 SQ FT

SQ FT BREAKDOWN

18,950 SQ FT (WAREHOUSE / STORAGE)

14,215 SQ FT (WAREHOUSE / STORAGE)

12,259 SQ FT (2-STORY SHOP)

6,330 SQ FT (RETAIL / OFFICE)

5,233 SQ FT (WAREHOUSE)

GROSS LOT SIZE / 1.85 ACRES

SUBDIVIDE OPTIONS / YES

PROPERTY TYPE / INDUSTRIAL, OFFICE,
RETAIL, MIXED-USE

ZONING / B-2

PROPERTY FEATURES / OFF-STREET
PARKING, SPRINKLER SYSTEM, SECURITY
SYSTEM, THREE-PHASE ELECTRIC

Position your business for success with this highly visible commercial opportunity along W Pike Street in downtown Clarksburg. Situated on 1.855 (+/-) acres, this versatile property features two buildings totaling 56,987 (+/-) square feet, offering a dynamic mix of industrial, office, retail, and storage space to accommodate a wide range of users.

Designed for flexibility and performance, the property includes three-phase electric, ceiling heights up to 32', a sprinkler system, security system, and convenient off-street parking. With exceptional frontage and traffic exposure, your business will benefit from strong visibility in a prime commercial corridor.

An added advantage: the opportunity to subdivide allows investors or owner-users to tailor the property to specific operational needs or maximize income potential. Whether expanding, relocating, or investing, this property delivers scale, infrastructure, and location in one compelling package. Additionally, **Blackstone Energy Transition Partners** announced a **\$1.2 billion investment** to build the Wolf Summit Natural Gas Power Generation Facility which is located within 2.1 miles of this property.

The property is located inside the city limits of Clarksburg, 0.3 mile off of Route 50 (Chestnut Street Exit). Along W Pike Street there is an average daily traffic count of 7,961 vehicles per day. (Provided by Esri and Data Axle, 2025).

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PROPERTY SPECIFICATIONS

BUILDING DETAILS

Warehouse/Storage: 18,950 (+/-) Square Feet

- Built in 1949
- 24' - 32' Ceiling Heights
- Black Top Floor
- Lumber Bins

Warehouse/Storage: 14,215 (+/-) Square Feet

- Built in 1975
- Concrete Floor
- Lumber Racks
- 16' Metal Racks

2-Story Shop: 12,259 (+/-) Square Feet

- 1st Floor: 12' Ceiling Height
 - Fire Alarm - Dry Hydrant
 - Radiant Heat
 - Single Restroom
 - 3-Phase Electric
- 2nd Floor: 16' Ceiling Height
 - Fire Alarm - Dry Hydrant
 - Radiant Heat
 - 3-Phase Electric

Retail/Office: 6,330 (+/-) Square Feet

- Built in 1934
- 10' Ceiling Height
- Partial Attic Storage
- Fire Alarm - Dry Hydrant
- HVAC
- His/Hers Restrooms
- Janitors Closet/Utility Sink

Warehouse: 5,233 (+/-) Square Feet

- Built in 1975
- Concrete Floor
- Racks (Plumbing Building)
- Heat (Plumbing Building)
- 10' Ceiling Height (RV Building)

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City
Sewer	City
Trash	Waste Management
Cable/Internet	Multiple Providers

LEGAL DESCRIPTION / ZONING

Located within the city limits of Clarksburg, this property is situated in the Clark-Clarksburg Corp District (3) of Harrison County. The site is comprised of seven parcels totaling 1.85 acres. The property is identified as Clark-Clarksburg District, Tax Map 15, Parcels 442 (0.32 acre), 443 (0.90 acre) and 446 (0.31 acre) and Tax Map 18, Parcels 172 (0.12 acre), 177 (0.04 acre), 182 (0.08 acre) and 199 (0.08 acre). This can be found in Deed books 660, page 518, book 1010, page 255, and book 1200, page 1203, The property is located within city limits and subject to B-2 zoning.

INGRESS / EGRESS / PARKING

The property offers multiple points of access along W Pike Street and Ferry Street. Four parking spaces are available at the front of the property along W Pike Street. A gated alley way is available between the two buildings which accesses the rear of the property where there are lumber racks and room for loading and unloading. Additional parking is available at the rear, although total number of spaces is undetermined.

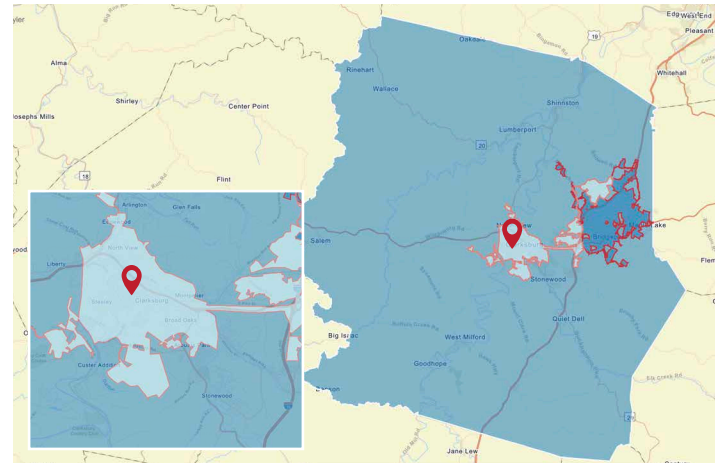
LOCATION ANALYSIS

The City of Clarksburg is located in the hills of north central West Virginia at the intersection of Interstate 79 and U.S. Route 50, the **second busiest** interchange in the state. Clarksburg is unique in that it is the largest city in the region, yet still has the advantages of a small hometown community. A rich mix of retail, industry, and government services, with a thriving business community exists, along with many recreational facilities and one of the best preserved historic downtowns in the state.

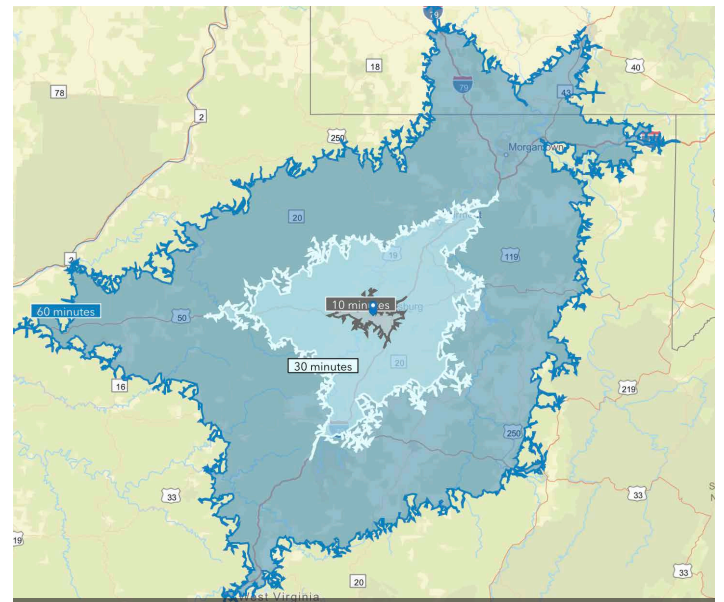
Harrison County has a total population of 63,788 and a median household income of \$59,998. Total number of businesses is 2,387.

The **City of Clarksburg** has a total population of 15,480 and a median household income of \$50,177. Total number of businesses is 736.

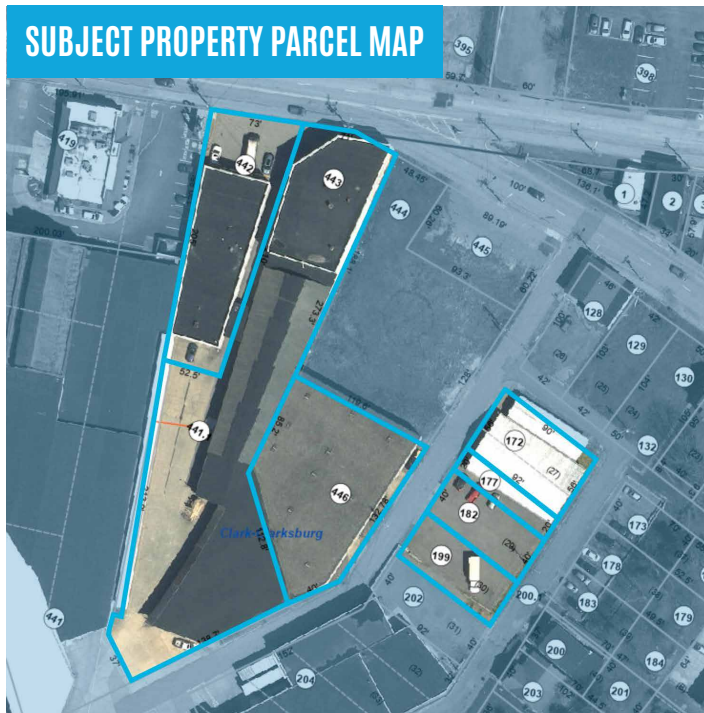
Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



■ Harrison County, WV ■ Bridgeport City Limits
📍 Subject Location Clarksburg City Limits

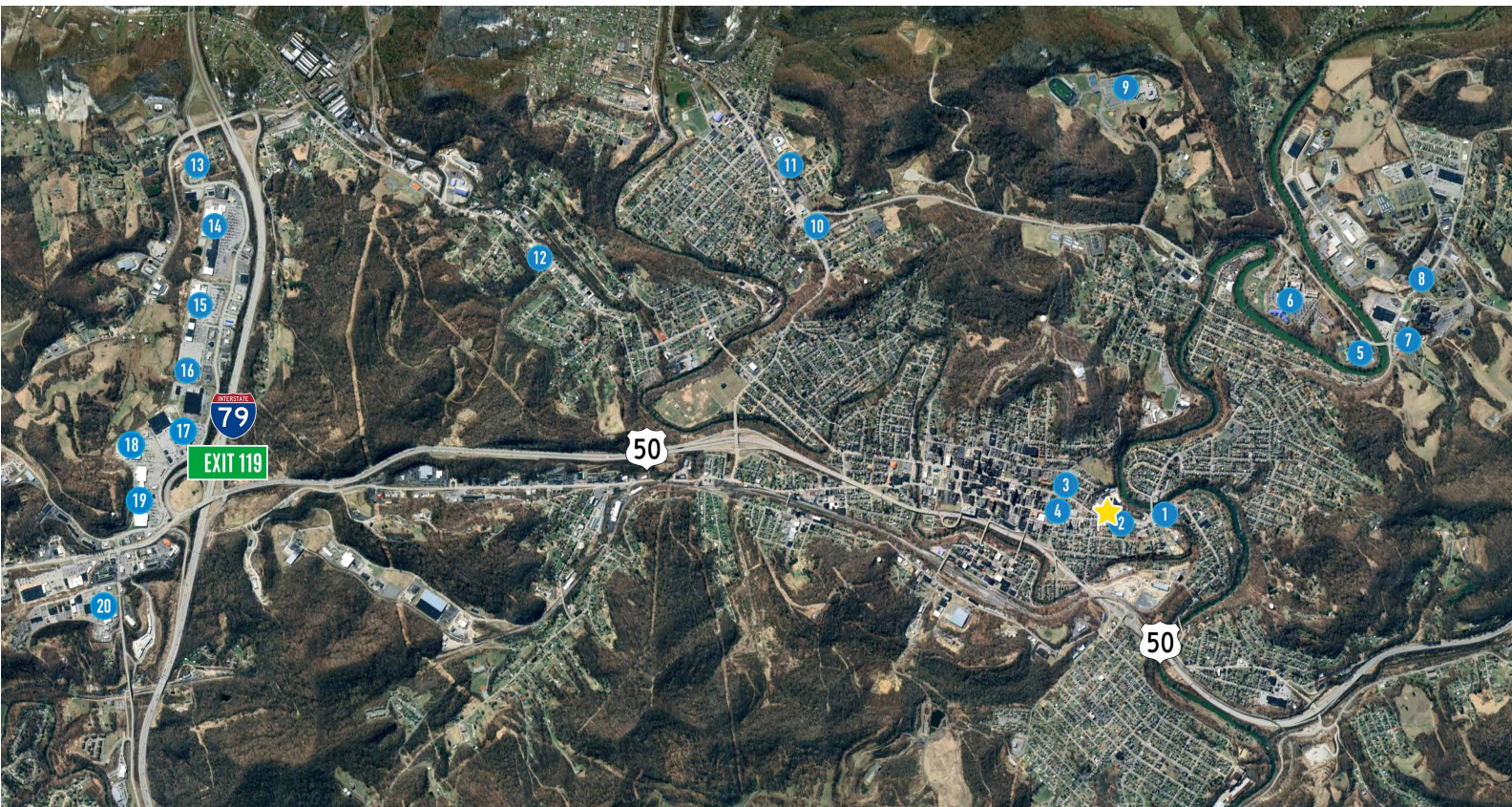


Distance to nearby cities: Clarksburg, WV - 0.5 miles, Bridgeport, WV - 8 Miles, Fairmont, WV - 25 Miles, Morgantown, WV - 41 miles, Uniontown, PA - 67 miles, Pittsburgh, PA - 112 miles, Charleston, WV - 124 miles.



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SURROUNDING AMENITIES



The aerial photo above highlights several of the most popular surrounding locations. The subject asset, 715 W Pike Street / 100 Ferry Street, has been labeled with a yellow star.

- ① Subway, Wendy's, Dollar General
- ② McDonald's, O'Reilly Auto Parts
- ③ Go Mart
- ④ Domino's Pizza
- ⑤ Veterans Memorial Park
- ⑥ VA Medical Center
- ⑦ Sheetz
- ⑧ Food Lion
- ⑨ Robert C. Byrd High School
- ⑩ McDonald's
- ⑪ Food Lion
- ⑫ Dollar General
- ⑬ ALDI
- ⑭ Walmart
- ⑮ Lowe's, McDonald's, Pet Supplies
- ⑯ Kohl's, Chick-fil-A, Primanti Bros
- ⑰ Starbucks, Crumbl, Tractor Supply
- ⑱ Sam's Club
- ⑲ Hobby Lobby, Kroger
- ⑳ Big Lots

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



22,795

Total Population



940

Businesses



26,277

Daytime Population



\$156,042

Median Home Value



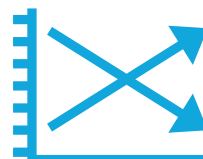
\$29,094

Per Capita Income



\$51,306

Median Household Income



-0.4%

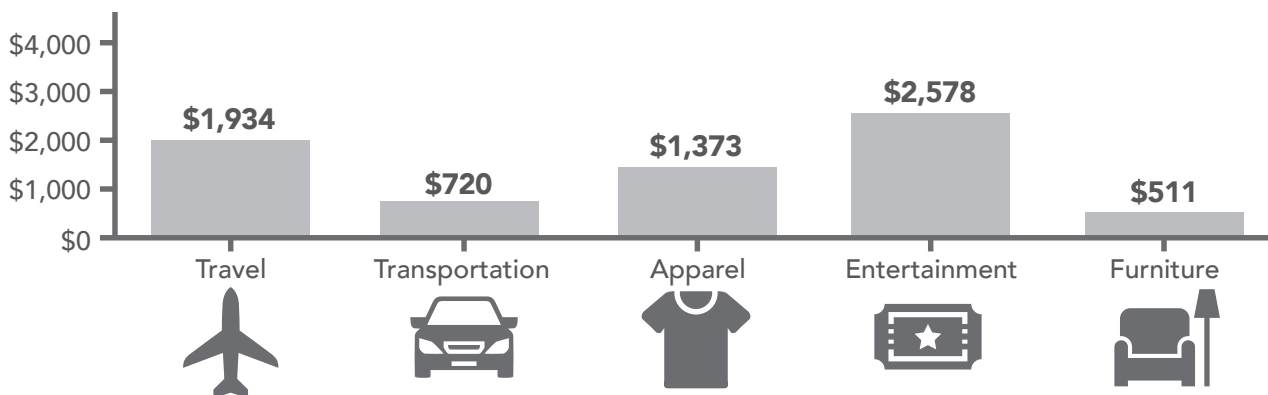
2025-2030 Pop Growth Rate



11,651

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



33,680

Total Population



1,582

Businesses



40,981

Daytime Population



\$172,384

Median Home Value



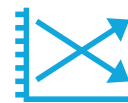
\$33,258

Per Capita Income



\$55,609

Median Household Income



-0.5%

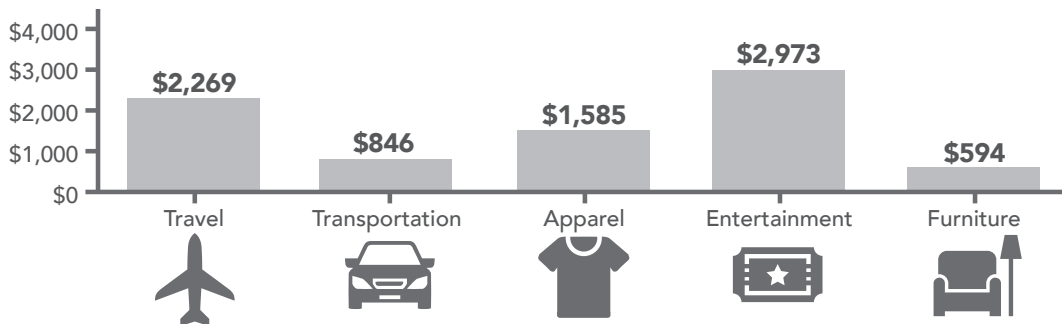
2025-2030 Pop Growth Rate



16,744

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



59,439

Total Population



2,302

Businesses



69,350

Daytime Population



\$202,052

Median Home Value



\$35,811

Per Capita Income



\$60,100

Median Household Income



-0.5%

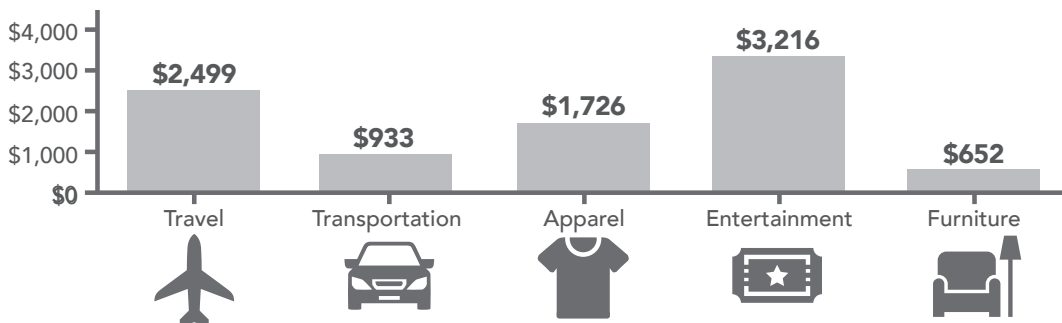
2025-2030 Pop Growth Rate



28,466

Housing Units (2020)

KEY SPENDING FACTS



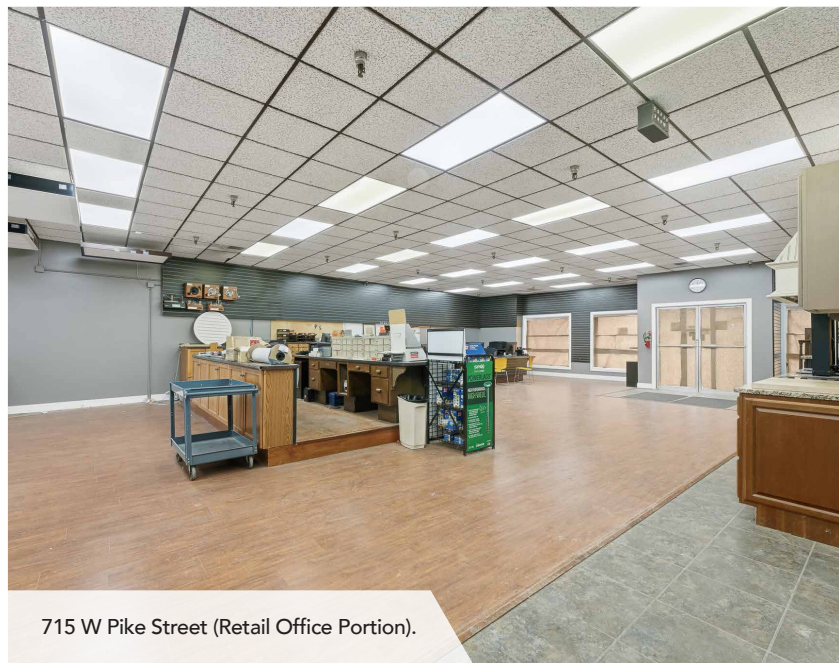
INTERIOR PHOTOS (RETAIL OFFICE PORTION)



715 W Pike Street (Retail Office Portion).



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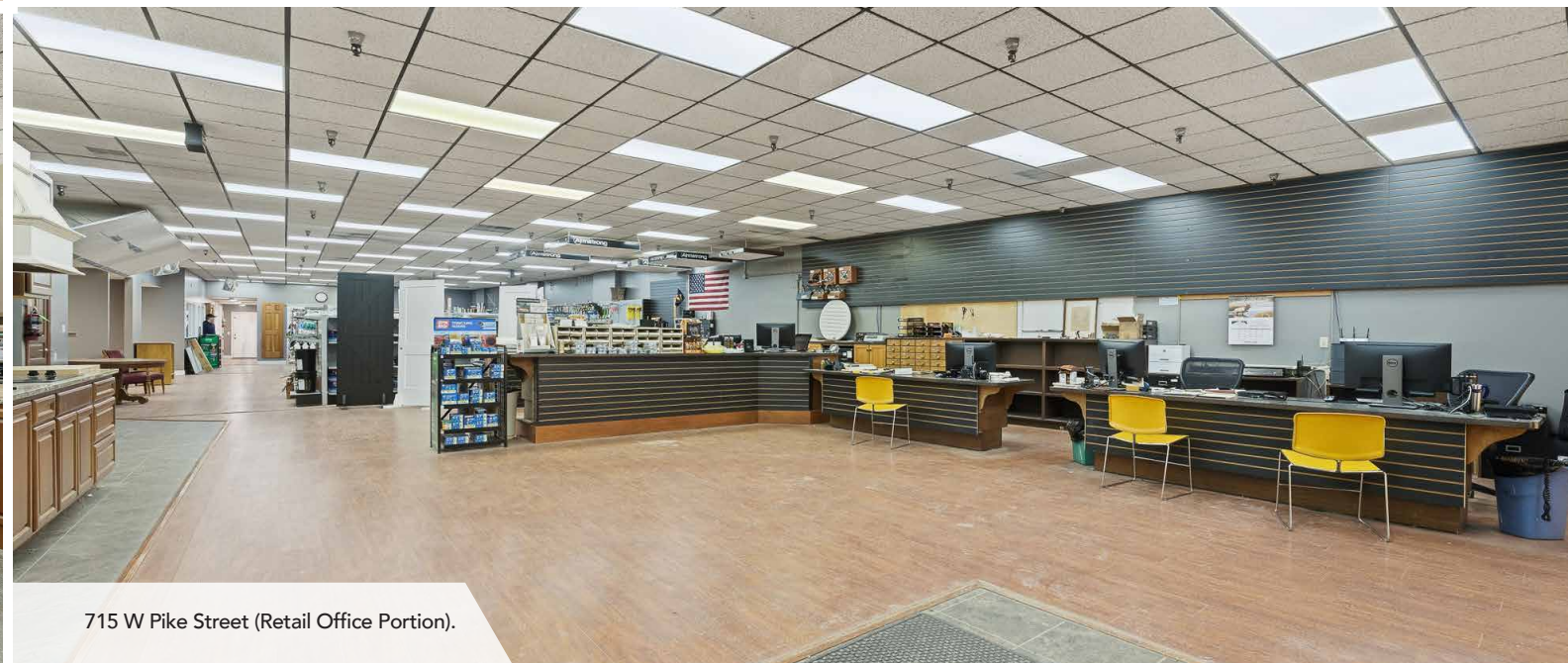
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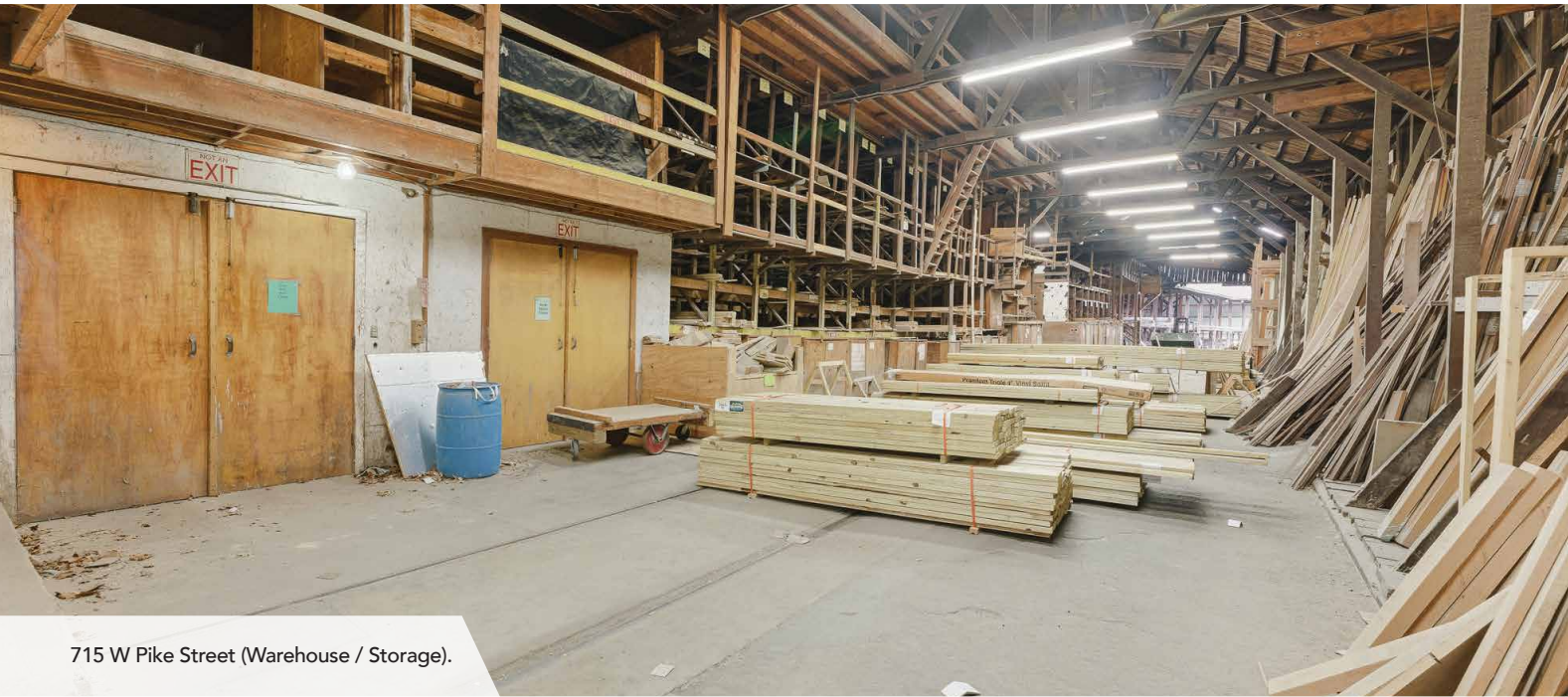


715 W Pike Street (Retail Office Portion).

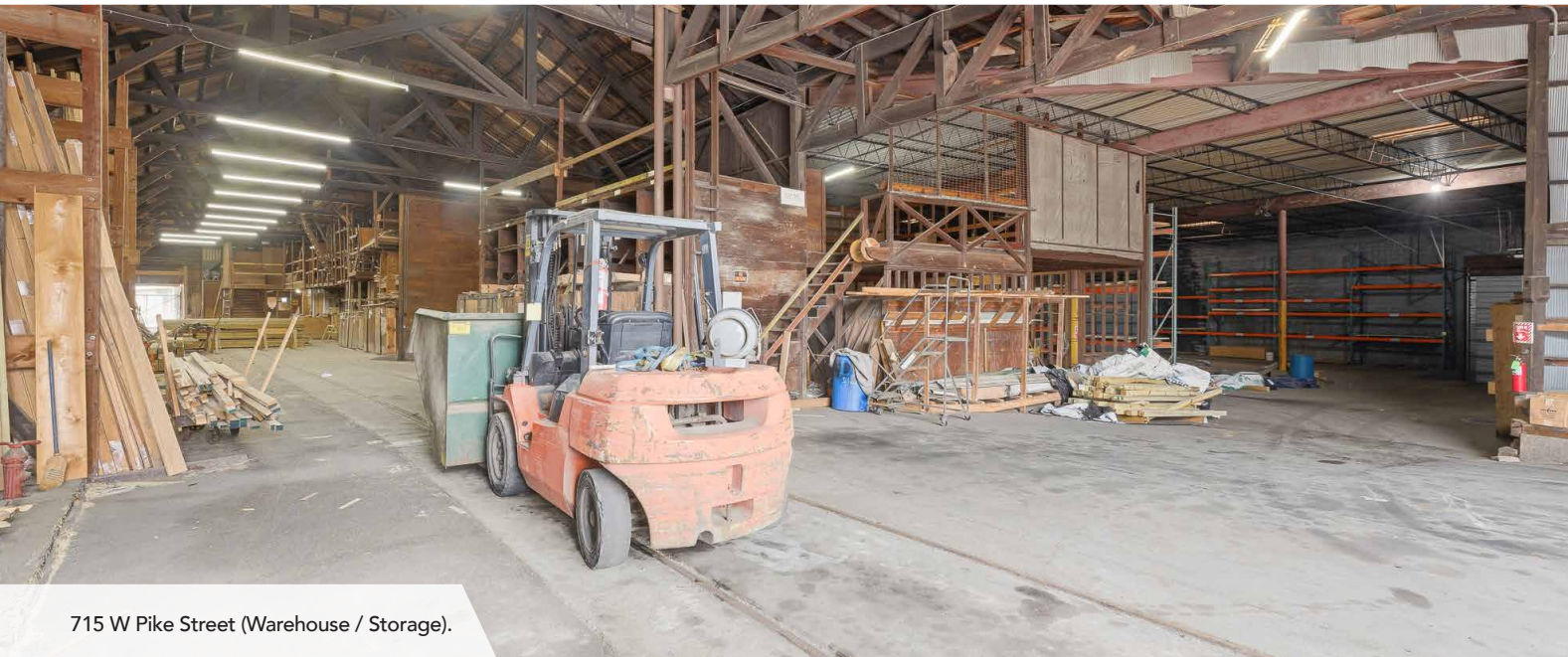


715 W Pike Street (Retail Office Portion).

INTERIOR PHOTOS (WAREHOUSE / STORAGE)

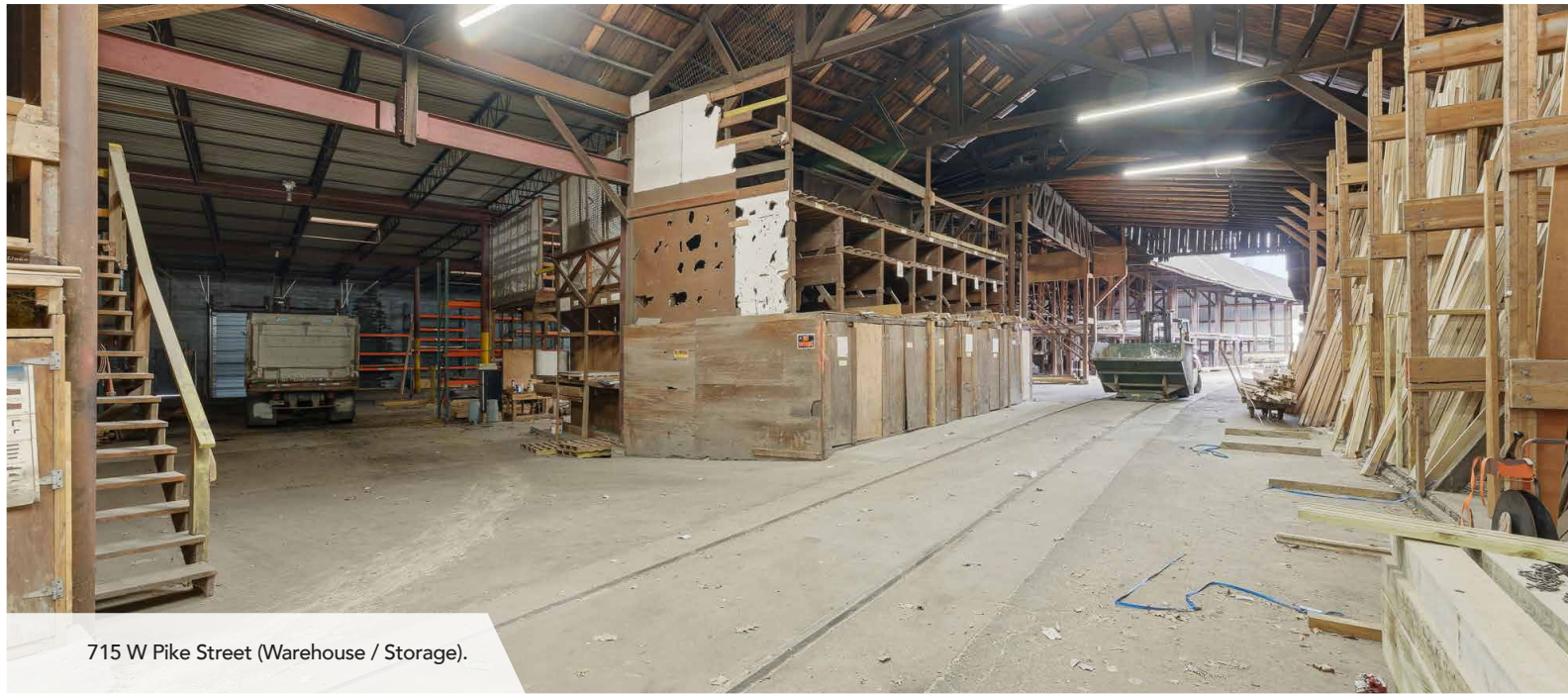


715 W Pike Street (Warehouse / Storage).



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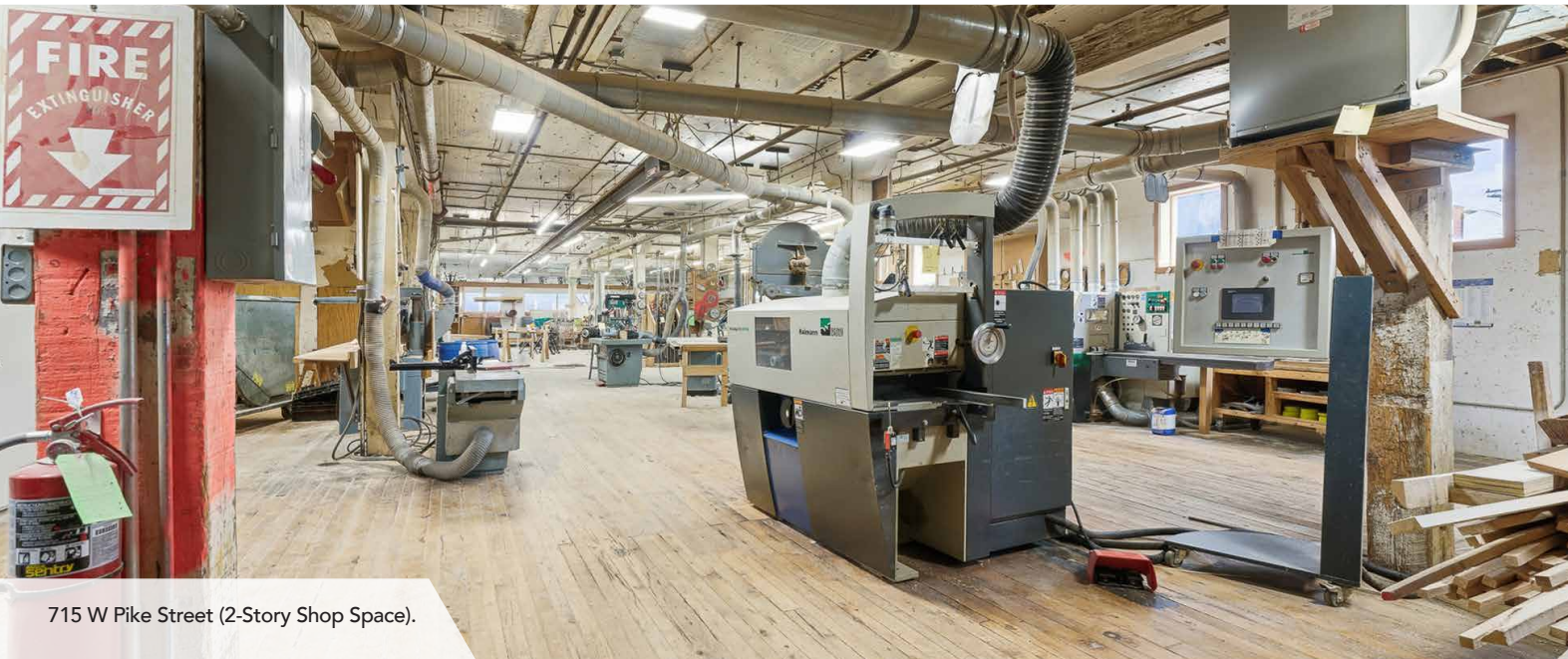
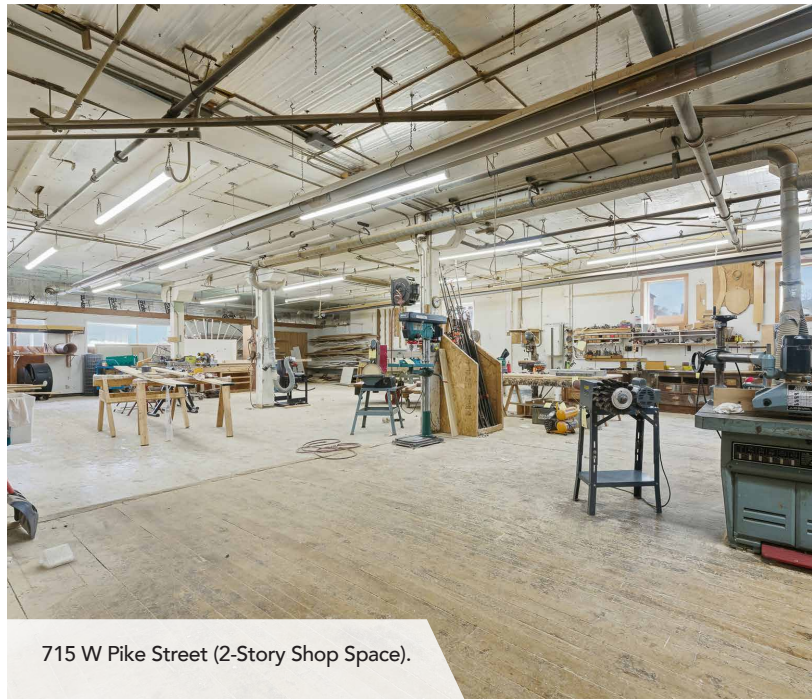
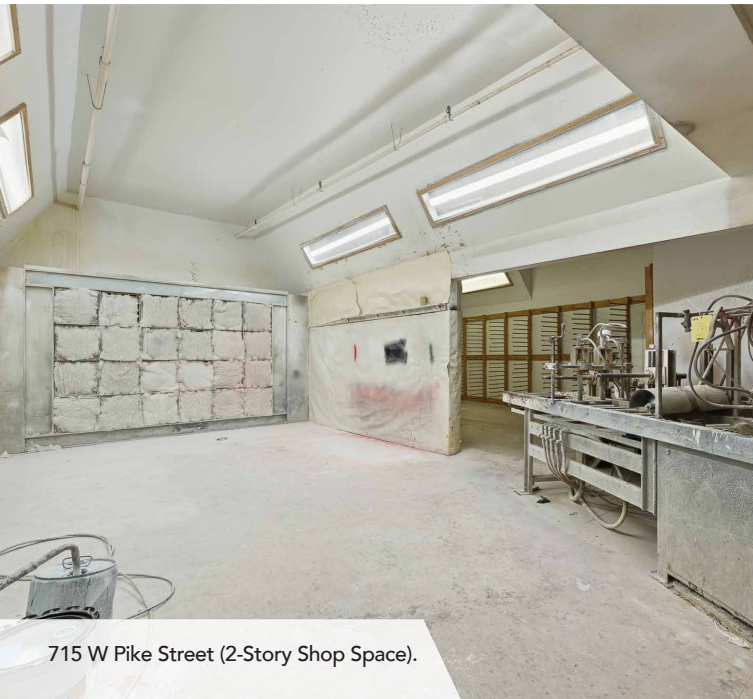


715 W Pike Street (Warehouse / Storage).

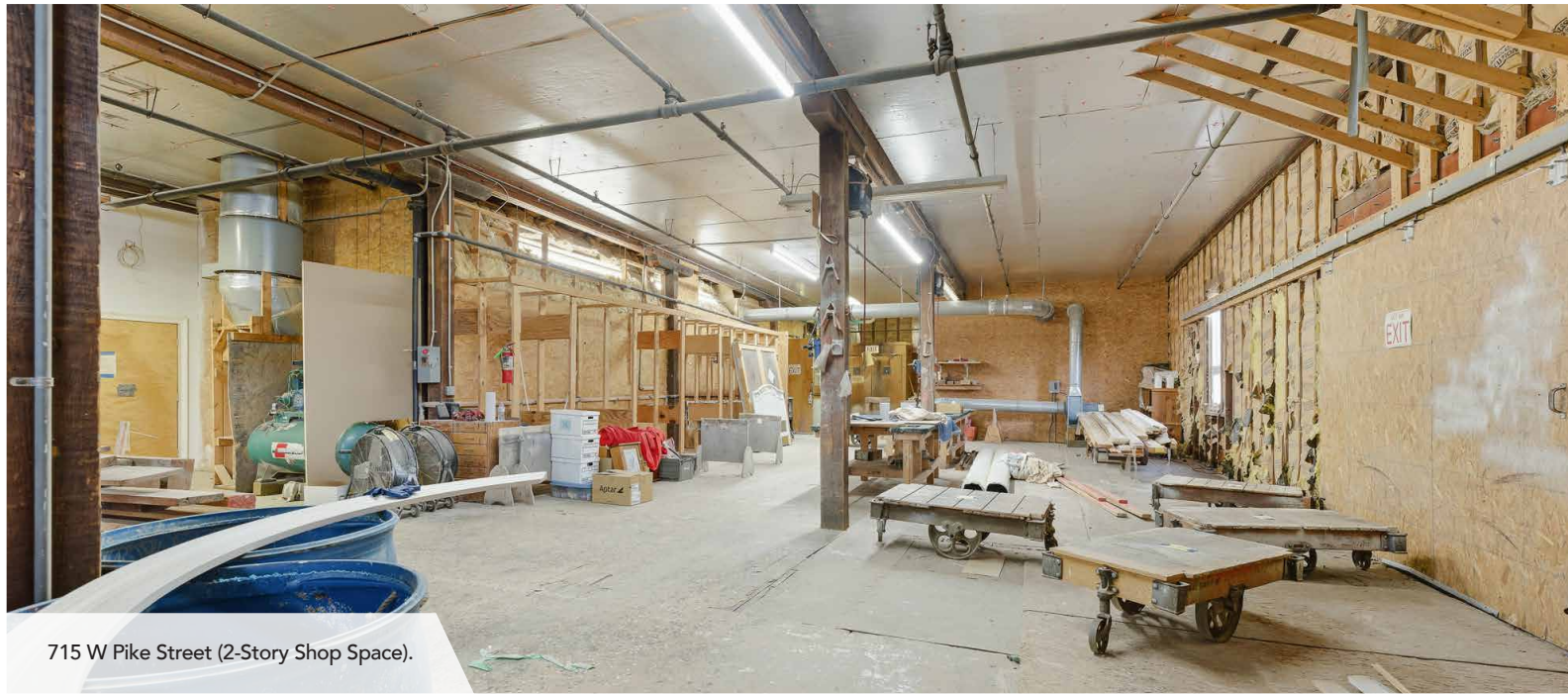


715 W Pike Street (Warehouse / Storage).

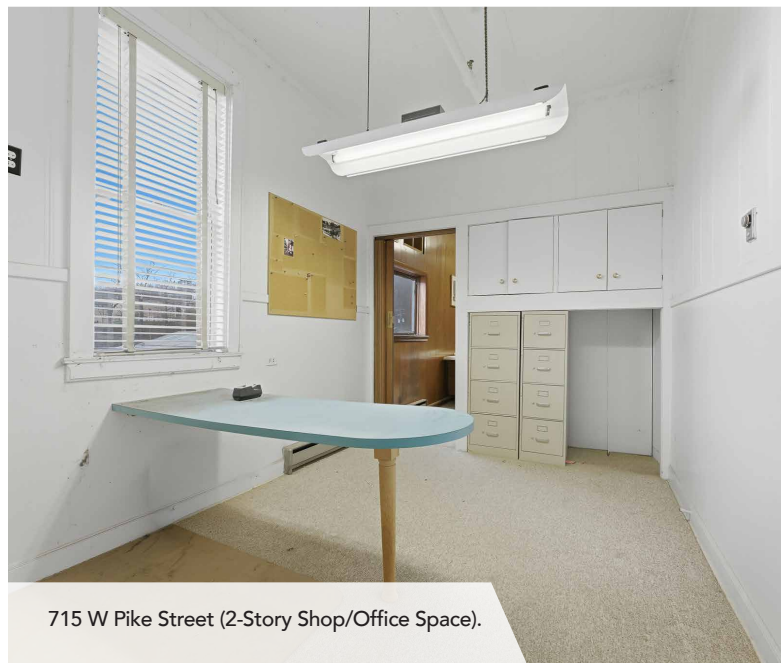
INTERIOR PHOTOS (2-STORY SHOP / OFFICE)



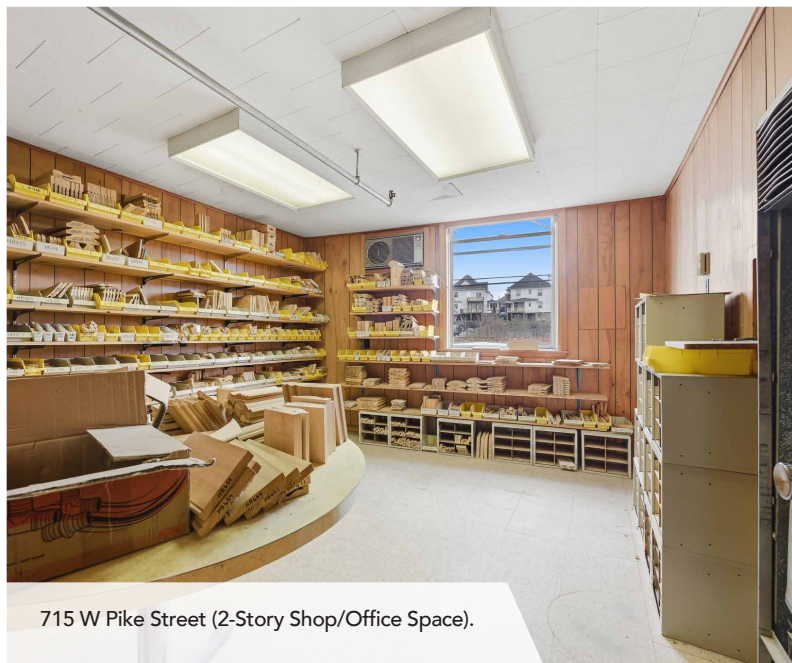
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715 W Pike Street (2-Story Shop Space).



715 W Pike Street (2-Story Shop/Office Space).



715 W Pike Street (2-Story Shop/Office Space).

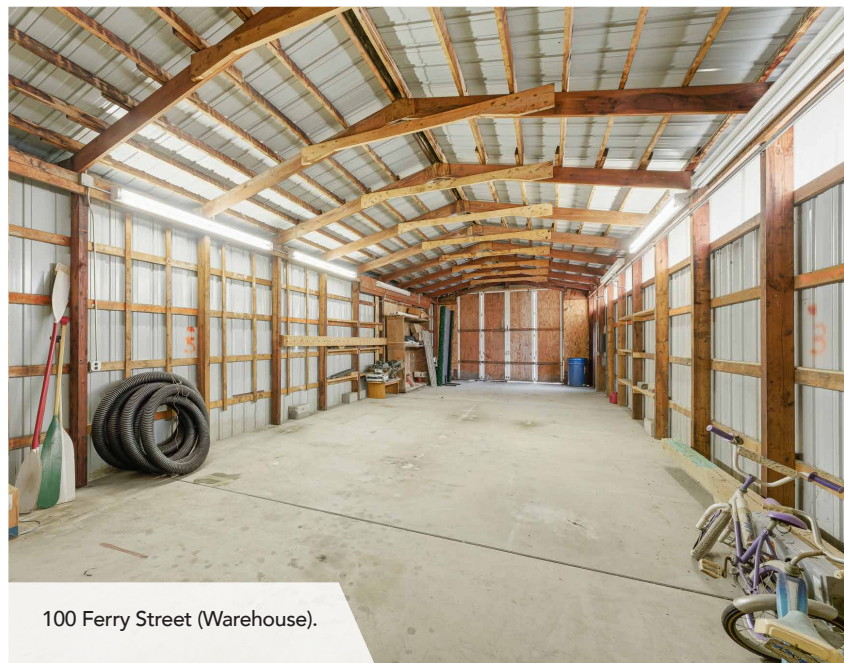
INTERIOR PHOTOS (WAREHOUSE)



100 Ferry Street (Warehouse).



100 Ferry Street (Warehouse).



100 Ferry Street (Warehouse).

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SITE AERIAL



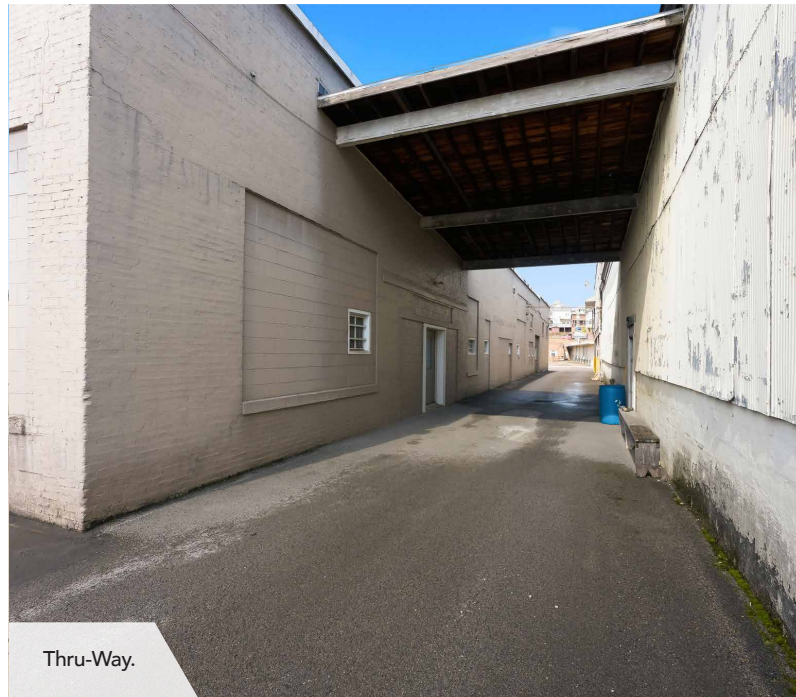
EXTERIOR PHOTOS



Front of Property (W Pike Street).



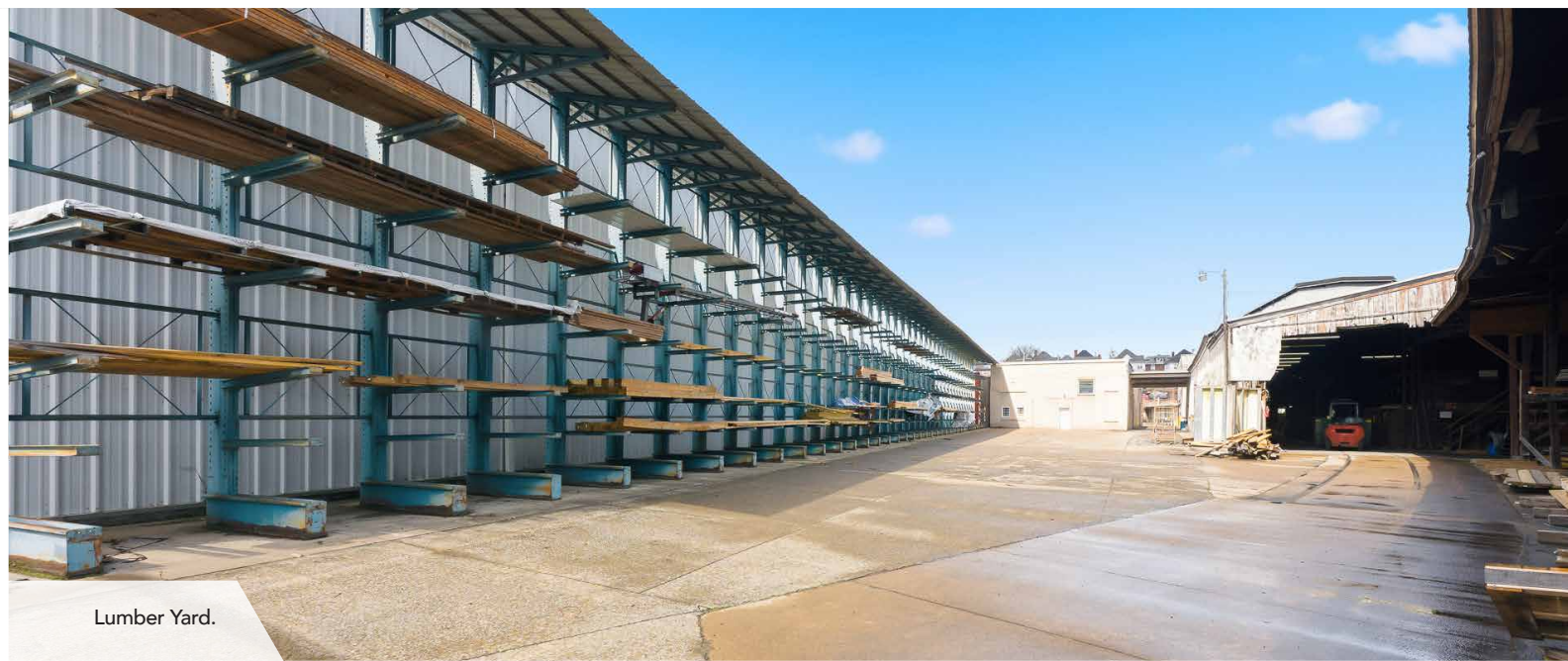
Back of Property (Ferry Street).



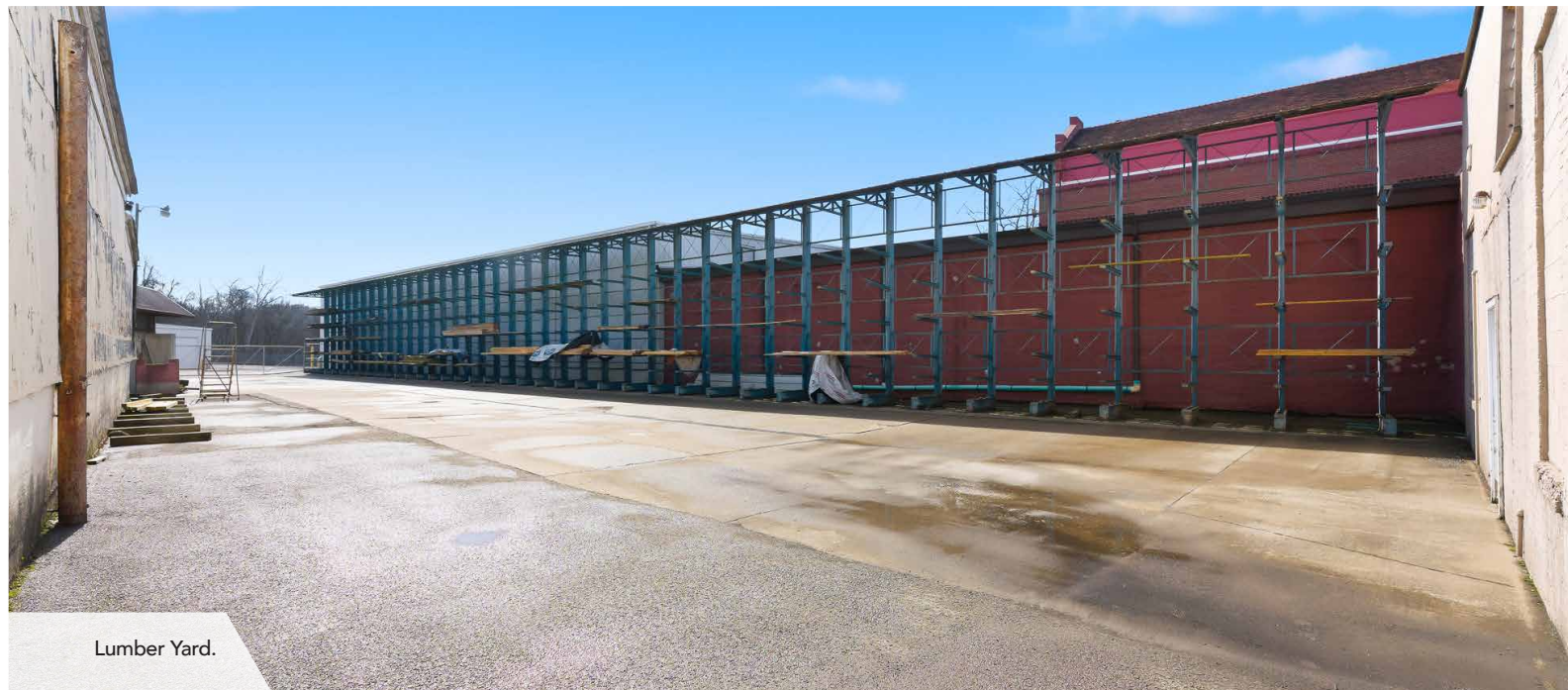
Thru-Way.

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AERIALS



Lumber Yard.



Lumber Yard.

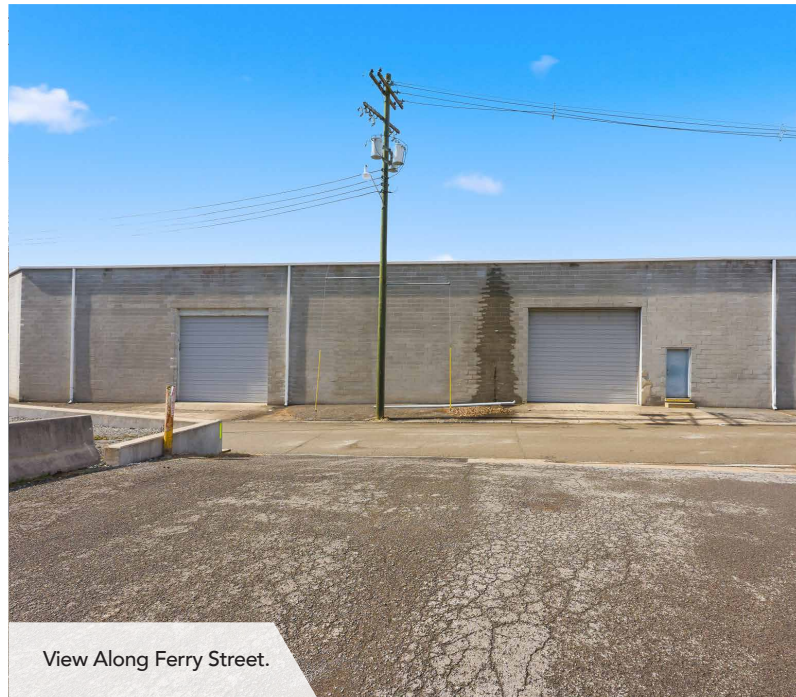
EXTERIOR PHOTOS



Lumber Yard.



Ferry Street.

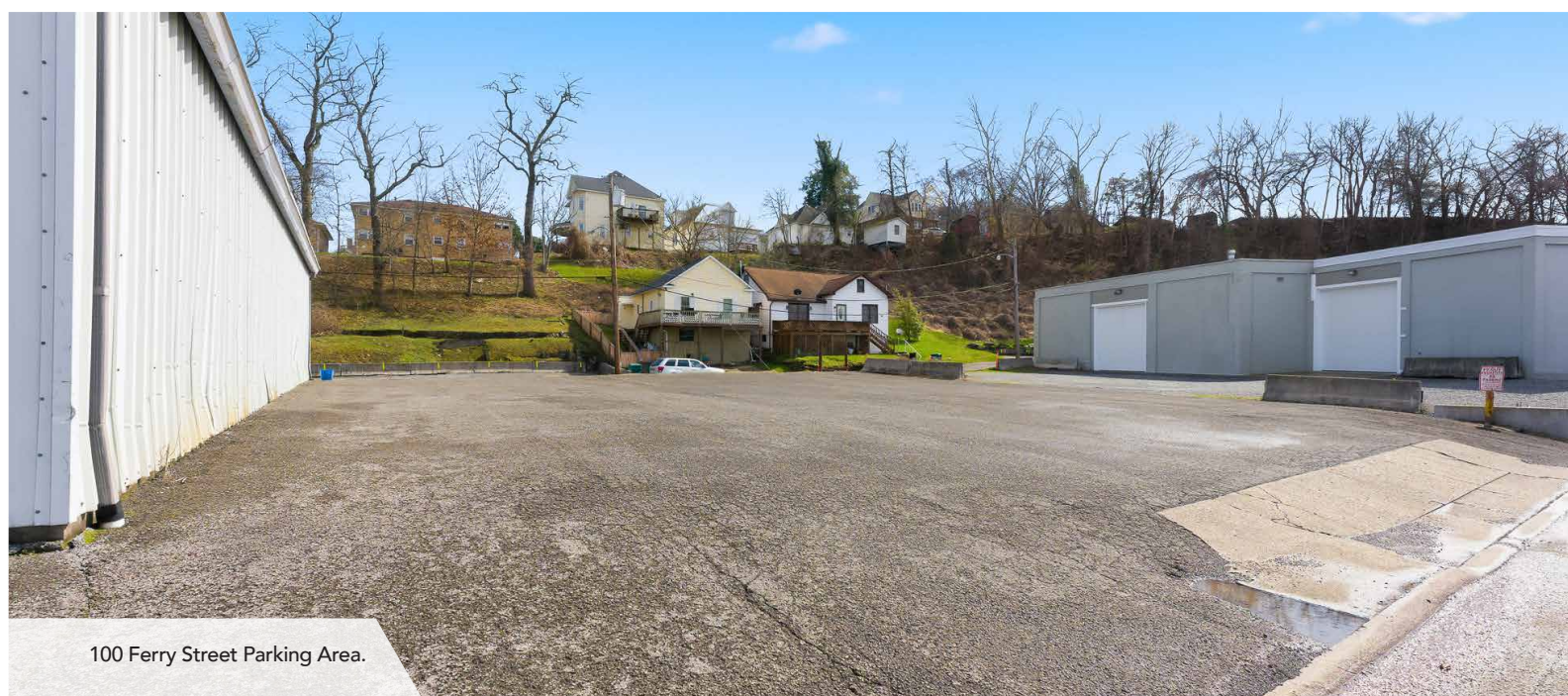


View Along Ferry Street.

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Front View of 100 Ferry Street Buildings.



100 Ferry Street Parking Area.

AERIAL PHOTOS



Aerial View of the Property Facing East.

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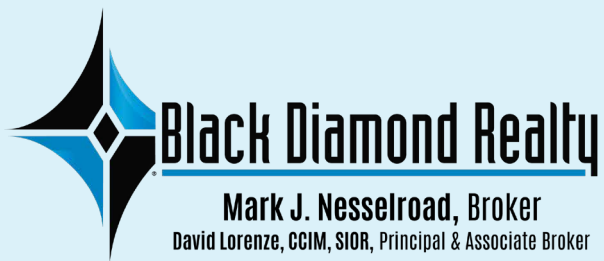
Aerial View of the Property Facing South.



100 Ferry Street Aerial View.



Lumber Yard Aerial View.



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