

1 BRUCE STREET
CLARKSBURG, WV 26301

NINE UNIT APARTMENT - INVESTMENT OPPORTUNITY



MCDONALD'S

O'REILLY AUTO PARTS

WENDY'S

1 BRUCE STREET

SUBWAY



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INVESTMENT OVERVIEW

1 BRUCE STREET

CLARKSBURG, WV 26301

SALE PRICE / \$475,000

NUMBER OF UNITS / 9

BUILDING SIZE / 8,699 (+/-) SQ FT

GROSS LOT SIZE / 0.11 (+/-) ACRE

Black Diamond Realty is proud to present 1 Bruce Street, a transformative multifamily redevelopment opportunity located in Clarksburg, West Virginia. This three-story masonry and frame structure, originally constructed in 1910, spans approximately 8,699 (+/-) square feet and is comprised of nine residential units with a mix of two-bedroom and one-bedroom layouts across three levels. With opportunities for strategic upgrades and income optimization, the property is well-positioned to deliver attractive long-term returns in a rising rental market.

Located between a residential neighborhood and the commercial corridor along West Pike Street, the site benefits from its proximity to major employers including the VA Hospital, Federal Courthouse, and FBI offices. The surrounding area is experiencing visible revitalization with projects such as the Clarksburg airport expansion, recent commercial upgrades by O'Reilly Auto Parts, Wendy's, and Subway, and a renewed civic commitment to downtown redevelopment.



PROPERTY SPECIFICATIONS

1 Bruce Street is a three-story masonry and frame building, originally constructed in 1910, comprising approximately 8,699 (+/-) square feet and nine residential units with a mix of two-bedroom and one-bedroom layouts across three floors. Levels one and two each feature two 2-bedroom / 1-bath units and one 1-bedroom / 1-bath unit, while the top floor includes two 2-bedroom / 2-bath units and a 1-bedroom / 1-bath unit.

Investment opportunity with big upside. This is a turnkey project with contractors and potential grants and tax credits available to aid in completion of the project. Contact info for contractors, grant writers, and projected P&L available upon request. Full estimates from all contractors also available upon request and signing of the CNDA. Upon execution of a Confidentiality & Non-Disclosure Agreement (NDA), interested investors can access detailed projected rent roll, renovation and repair estimates, and cash flow forecasts.

LEGAL DESCRIPTION / ZONING

The site is comprised of one parcel totaling 0.11 (+/-) acre. The property is identified as Coal Clarksburg Corp District, Tax Map 15, Parcel 330. This can be referenced in Deed Book 1758, Page 1154.



UTILITIES

All public utilities are available to the site.

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

FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to Zach Evans at zevans@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.



Interior.



Interior.



Interior.

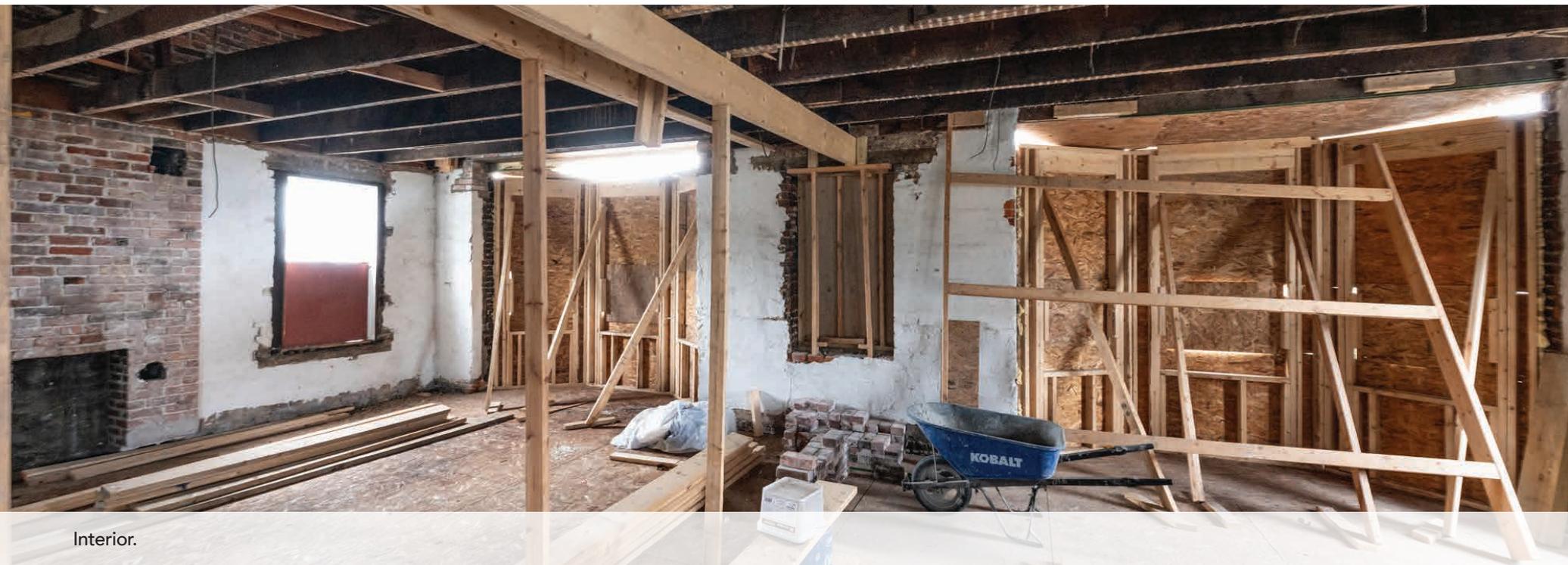




Interior.



Interior.



Interior.



Rendering of Bedroom.



Rendering of Kitchen/Living Room.



Rendering of Bedroom.



Rendering of Bedroom.

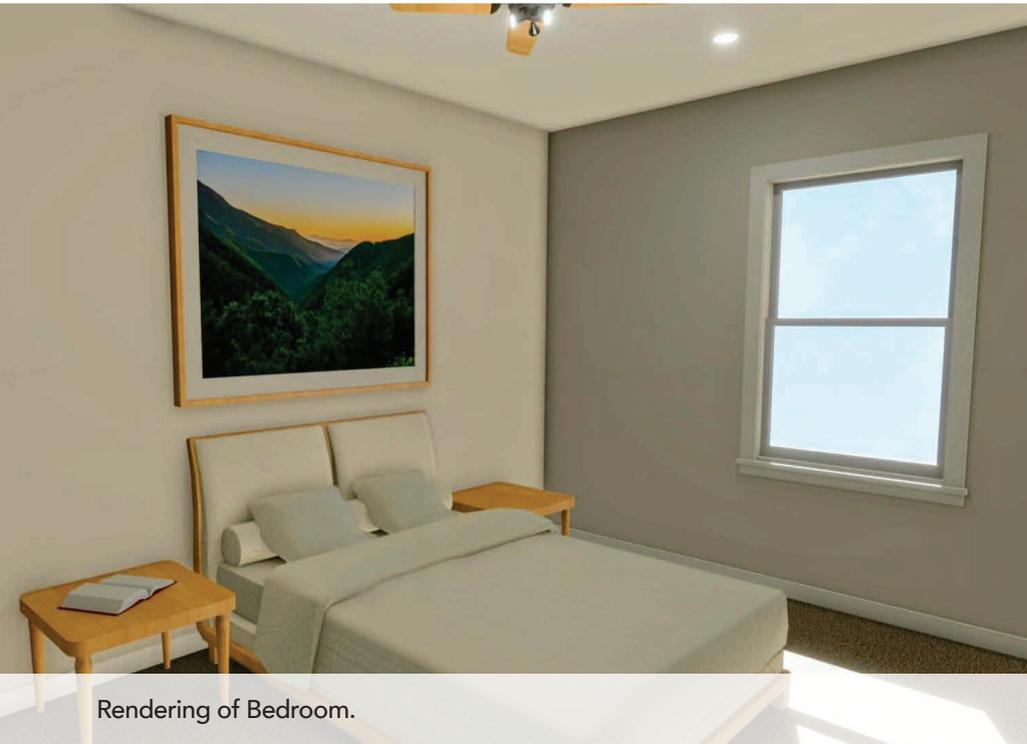




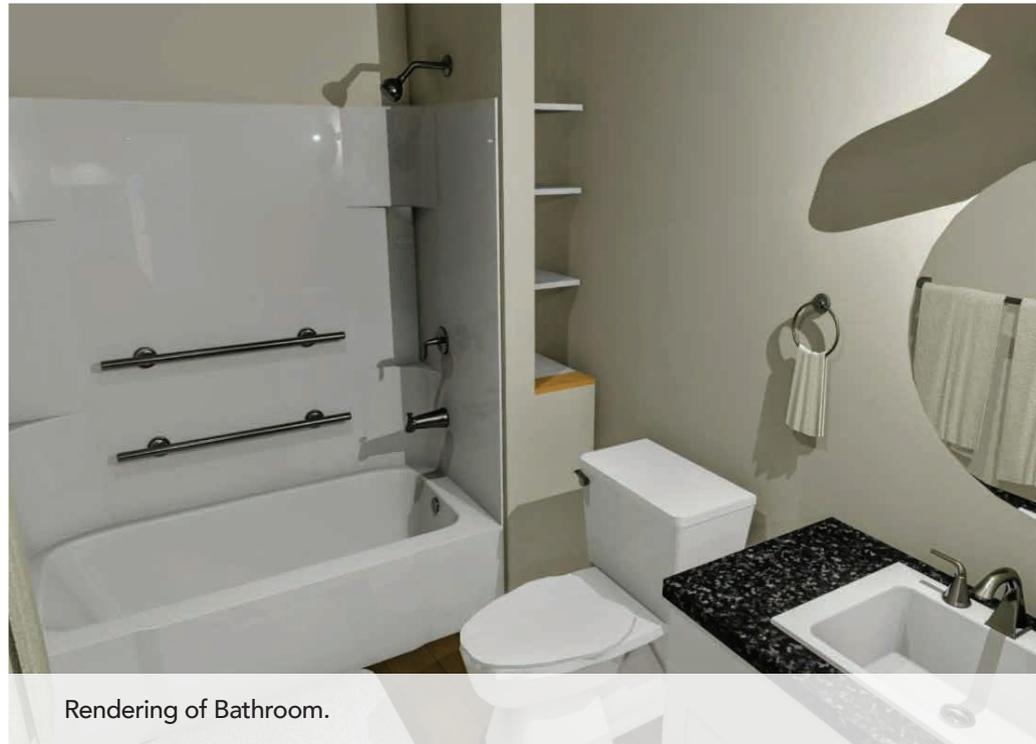
Rendering of Kitchen/Living Room.



Rendering of Kitchen/Living Room.



Rendering of Bedroom.



Rendering of Bathroom.

LOCATION OVERVIEW

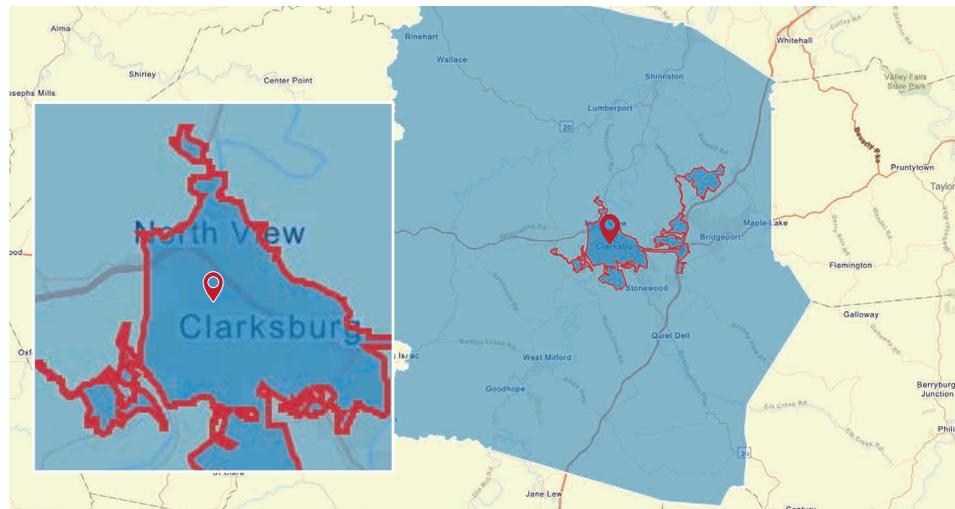
HARRISON COUNTY

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.

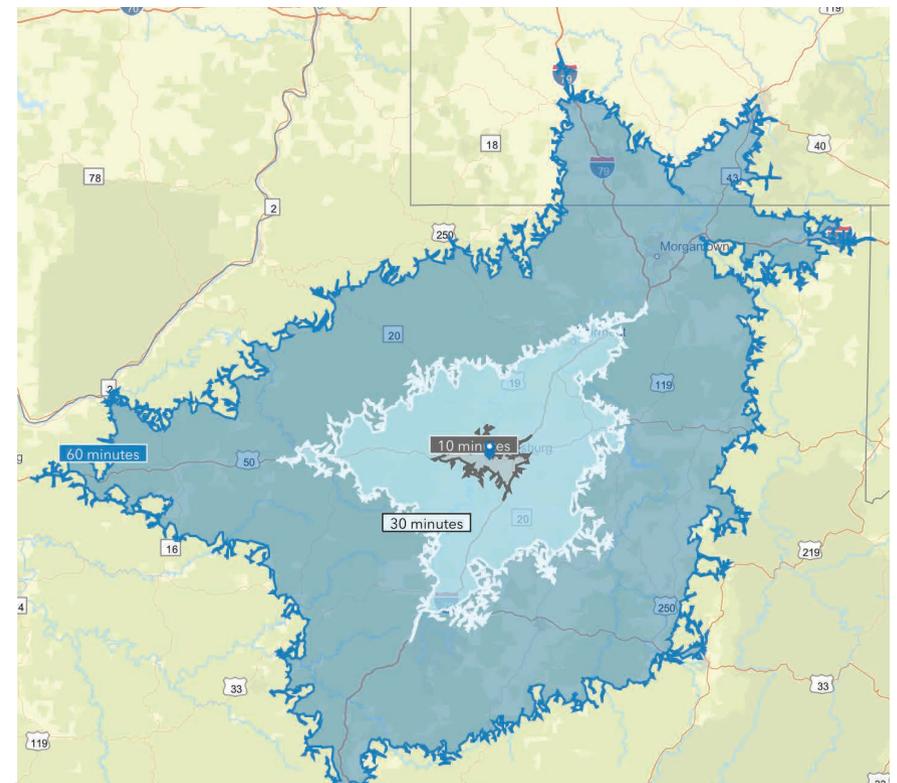
The **City of Clarksburg** has a total population of 15,480 and a median household income of \$50,177. Total number of businesses is 736.

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

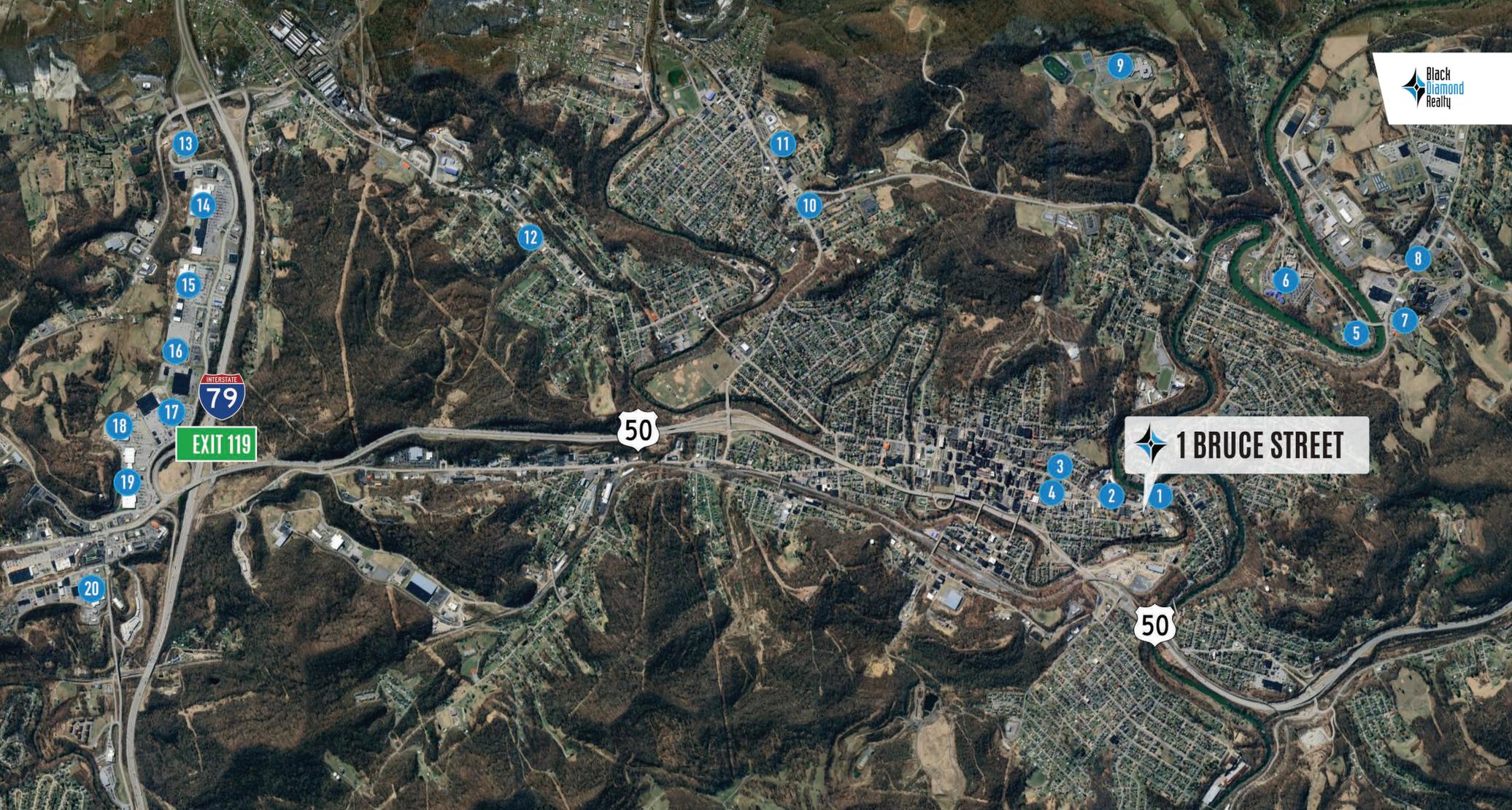


■ Harrison County, WV ■ Clarksburg City Limits 📍 Subject Location

DRIVE TIME



Distance to nearby cities: Fairmont, WV - 20 miles, Uniontown, PA - 28 miles, Bridgeport, WV - 35 miles, Washington, PA - 47 miles, Pittsburgh, PA - 70 miles, Wheeling, WV - 86 miles, Charleston, WV - 156 miles.



The aerial photo above highlights several of the most popular surrounding locations. The subject asset, 1 Bruce Street, has been labeled.

- 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



22,732

Total Population



937

Businesses



26,108

Daytime Population



\$156,275

Median Home Value



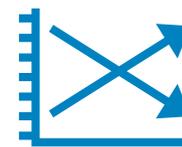
\$29,032

Per Capita Income



\$51,269

Median Household Income



-0.4%

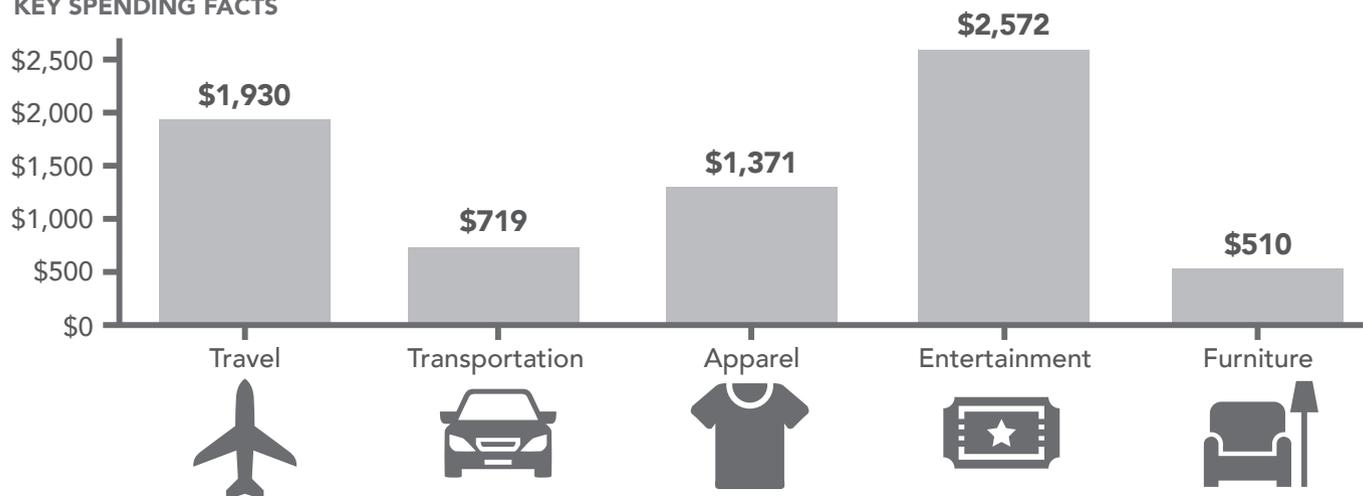
2025-2030 Pop Growth Rate



11,607

Housing Units (2020)

KEY SPENDING FACTS

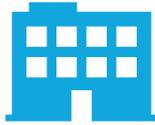


5 MILE RADIUS



33,032

Total Population



1,544

Businesses



40,337

Daytime Population



\$170,461

Median Home Value



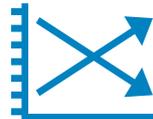
\$38,149

Per Capita Income



\$55,330

Median Household Income



-0.5%

2025-2030 Pop Growth Rate



16,449

Housing Units (2020)



59,395

Total Population



2,295

Businesses



69,331

Daytime Population



\$202,013

Median Home Value



\$35,818

Per Capita Income



\$60,112

Median Household Income



-0.5%

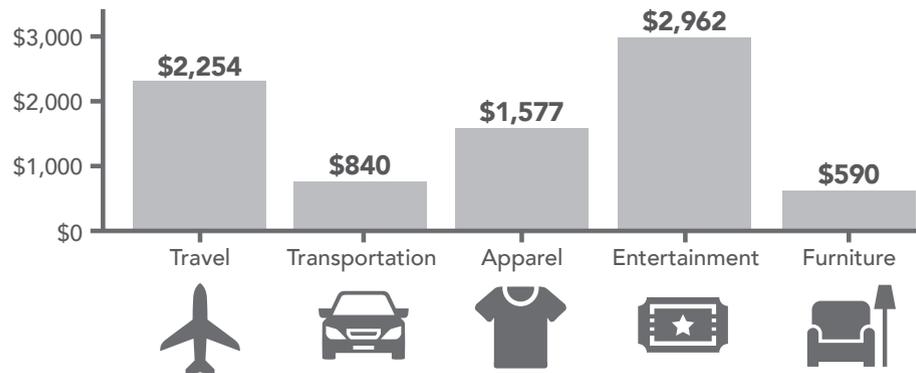
2025-2030 Pop Growth Rate



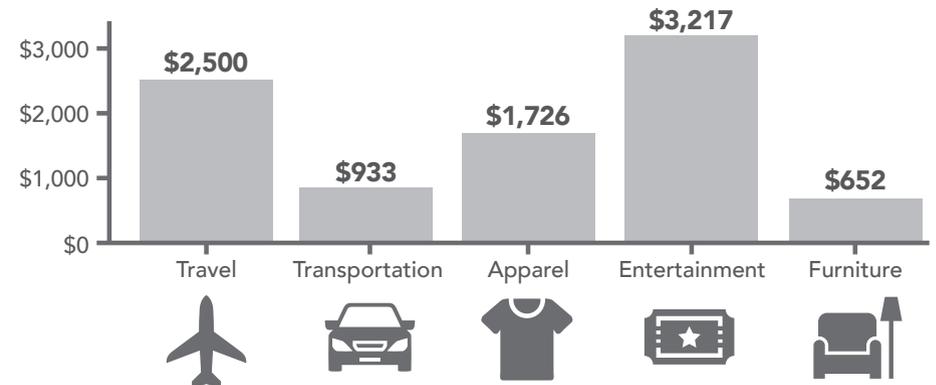
28,448

Housing Units (2020)

KEY SPENDING FACTS



KEY SPENDING FACTS





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WENDY'S

SUBWAY

Aerial View Facing East.

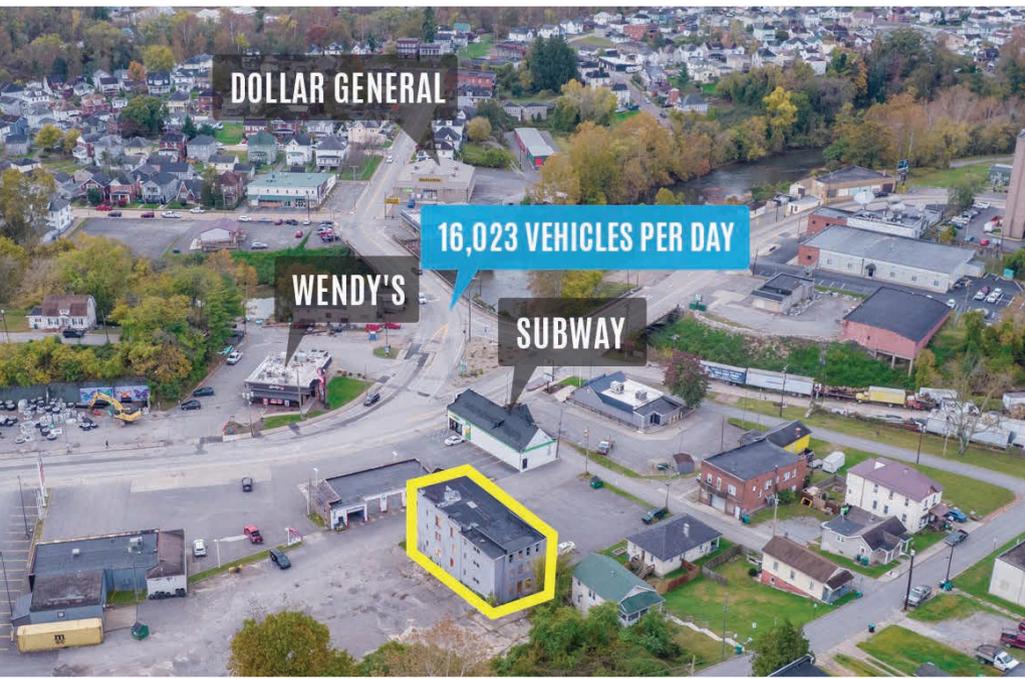




Aerial View Facing West.



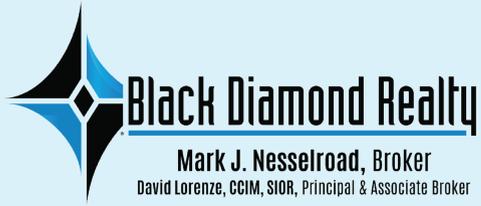
Aerial View Facing North.



Aerial View Facing South.



Aerial View Facing North.



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