

**128 Main Avenue****Weston WV 26452****Subdivision:****Status:** Active**Zoning:** None**Disclosures:****Showing Instructions:****Lockbox:** Supra # 90018886**Commercial (For Sale)****Area:** Lewis/Weston**County:** Lewis**List Date:** 12/3/2025**Update:** 12/8/2025**Exclusive Right to Sell****MLS#:** 10162676**List Price:** \$145,000**Original Price:** \$145,000**Exp. Date:** 6/3/2026**Schedule a Showing**

**Directions:** I-79 at Exit 99 (Weston), take the ramp toward Weston/US-33, follow US-33 into Weston, turn right onto Main Avenue, and 128 Main Avenue is on the left.

**List Office:** COLDWELL BANKER

001127-00

**List Office Phone:** 304-472-7100**List Agent:** TINA CUNNINGHAM

WVS250303902

**List Agent Phone:** Cell: 304-406-2131**Possession:**

AT CLOSING

**List Agent 2:****Owner 1:** Boo Young Lee**Owner 3:****Owner 5:****Owner 2:****Owner 4:****Owner 6:****Office SqFt:****Warehouse SqFt:** 1,404**Retail SqFt:** 1,098**Industrial SqFt:****Residential SqFt:** 1,618**Total SqFt:** 4120**Studio****1 BDRM****2 BDRM****3 BDRM****4 BDRM****# Units This Type:** 1

1

1

**# Full Baths:** 0

1

1

**# Partial Baths:** 1**Square Feet:** 2,502**Monthly Rent:**

\$725

\$850

**No. Vacant:****Appliances Inc.:****No. of Restrooms:** 3**No. Tenants:** 2**No. Docks:****Percent Leased:****No. Overhead Doors:****Divisible:****Ceiling Height:****Expandable:****Handicap Modified:****For Lease:** No**Traffic Count:****Max. Floor Load:****Tax Amount:** \$702**Tax Year:** 2025**Property ID#:** 21-07-0009-0185-0000**District:** Weston-Courthouse**Deed Bk:** 720**Deed Pg:** 802**Map**

0009

**Parcel #:** 0185**Legal Des.:** LOT MAIN AVE 20 X 150**Insurance Exp.:****Fuel Exp.:****Gross Income:****Maintenance Exp.:****Water/Sewer Exp.:****Operating Exp.:****Electric Exp.:****Other Exp. Name:****Net Income:****Management Exp.:****Other Exp.:****Vacancy Factor:****Lot Desc.:** Level, Zero Lot Line**Electricity:** 100 Amps, 200 Amps**Parking:** Street, 1-5 Spaces**Roof:** Rubber**Road Frontage:****Flooring:** Wood**Ext. Features:** Other**Foundation:** Brick**Int. Features:** 9ft+ Ceiling**Heating:** Gas**Construction:** Brick, Stone**Cooling:** Ceiling Fan(s)**Water/Sewer:** City Sewer, City Water

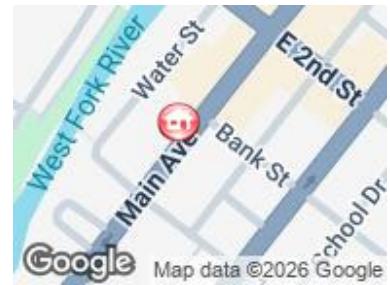
Prime mixed-use opportunity in the heart of downtown Weston! This charming brick and stone 1900-built building offers a versatile street-level commercial space plus two fully rented apartments upstairs, providing immediate income. The main floor commercial space features beautiful hardwood floors, two storefront display windows, and an open studio style layout perfect for retail, dance, fitness, art, or office use. The rear section of the main level offers additional open space ideal for storage or light warehouse use. An upper mezzanine/storage area sits above the back portion of the studio, adding even more functionality. 128 1/2 is a second floor that includes two rental units currently occupied: (1) bedroom and (2) bedroom apartment. Both units are in good condition and generate steady monthly income. Additional features include (1) off-street parking space in the rear plus ample on-street parking along Main Avenue. The building shows well and only needs light TLC but is fully functional and income producing as is. Measurements are approximate. Seller's disclosure, NOA, and LBP. Must have at least 36-hour notice before showing.

**Closed Date:****Selling Office:****How Sold:****Selling Agent:****Sold Price:****Market Time:** 38**Selling Agent 2:****Buyer:**

## ALL FIELDS DETAIL



(48) MLS #	10162676
(51) Class	Commercial (For Sale)
(52) Type	Mixed Use
(53) Area	Lewis/Weston
(54) List Price	\$145,000
(55) Address	128 Main Avenue
(56) Address 2	128 1/2
(57) City	Weston
(58) State	WV
(59) Zip	26452
(60) Status	Active
(61) Sale/Lease	For Sale
(159) IDX Include	Y



## GENERAL

(42) FIPS	54041	(44) VOW Include	Yes
(45) VOW Address	Yes	(46) VOW Comment	Yes
(47) VOW AVM	Yes	(62) # of Stories	2.00
(63) Agent	TINA CUNNINGHAM - Cell: 304-406-2131	(64) Listing Office 1	COLDWELL BANKER ARMSTRONG-DAVIS REALTY, INC - 304-472-7100
(67) Listing Date	12/3/2025	(68) Expiration Date	6/3/2026
(69) Type	Exclusive Right to Sell	(73) Property ID No.	21-07-0009-0185-0000
(74) Owner Name	Boo Young Lee	(75) Directions	I-79 at Exit 99 (Weston), take the ramp toward Weston/US-33, follow US-33 into Weston, turn right onto Main Avenue, and 128 Main Avenue is on the left.

(77) Possession	AT CLOSING	(79) County Code	Lewis
(80) District	Weston-Courthouse Corporation	(82) Zoning	None
(85) Map Page	0009	(86) Parcel #	0185
(87) Deed Book	720	(88) Deed Page	802
(90) Legal Description	LOT MAIN AVE 20 X 150	(91) Agent Hit Count	61
(92) Client Hit Count	0	(93) Lockbox #	90018886
(94) Occupied	Owner	(96) Warehouse SqFt	1,404
(97) Retail SqFt	1,098	(99) Residential SqFt	1,618
(100) Total SqFt	4120	(102) Frontage Feet	20
(103) # of Acres	0.069000	(105) Lot Dimension	20 x 150
(107) Year Built	1900	(108) # of Units	3
(109) # of Restrooms	3	(113) # of Tenants	2
(120) Currently Leased	No	(121) Business Included	No
(124) Current Use	Music Lessons and Apartments	(126) # of Studio Units	1
(127) Studio FBaths	0	(128) Studio HBaths	1
(129) Studio SqFt	2,502	(132) # of 1Brdm Units	1
(133) 1Bdrm FBaths	1	(136) 1Brdm Monthly Rent \$	\$725
(138) # of 2Bdrm Units	1	(139) 2Bdrm FBaths	1
(142) 2Brdm Monthly Rent \$	\$850	(160) Update Date	12/8/2025
(161) Status Date	12/8/2025	(162) HotSheet Date	12/8/2025
(163) Price Date	12/3/2025	(164) Board ID	Weston/Buckhannon BOR
(166) Input Date	12/3/2025 6:26 PM	(167) Associated Document Count	3
(168) Original Price	\$145,000	(25) Days On Market	38
(29) Days On MLS	38	(26) Price Per SQFT	\$35.19
(16) City Limits	Yes	(2) Gate Code	No
(196) Lockbox	Supra	(70) Photo	Yes
(17) Geocode Quality	Exact Match	(24) Picture Count	20
(30) Input Date	12/3/2025 6:26 PM	(31) Update Date	12/8/2025 2:58 AM
(801) Delayed Marketing?	No	(803) Floor Plans Count	0

## FEATURES

EXTERIOR FEATURES	FLOORING	LOT DESCRIPTION	WATER/SEWER
Other	Wood	Level	City Sewer
CONSTRUCTION	FOUNDATION	Zero Lot Line	City Water
Brick	Brick	PARKING	MISCELLANEOUS SEARCH
Stone		Street	Retail < 3000 Sq Ft
COOLING	HEATING	1-5 Spaces	Business Opportunity
Ceiling Fan(s)	Gas	ROOF	Other
ELECTRICITY	INTERIOR FEATURES	Rubber	APPLIANCES INCL.
	9ft+ Ceiling		

## FEATURES

100 Amps  
200 Amps

LOCATION  
Downtown

Range  
Refrigerator

## FINANCIAL

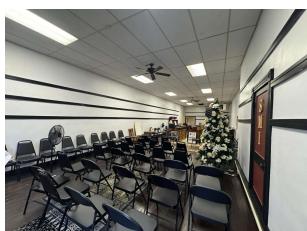
(181) Tax Amount \$ \$702

(182) Tax Year  
2025

## REMARKS

**(184) Remarks** Prime mixed-use opportunity in the heart of downtown Weston! This charming brick and stone 1900-built building offers a versatile street-level commercial space plus two fully rented apartments upstairs, providing immediate income. The main floor commercial space features beautiful hardwood floors, two storefront display windows, and an open studio style layout perfect for retail, dance, fitness, art, or office use. The rear section of the main level offers additional open space ideal for storage or light warehouse use. An upper mezzanine/storage area sits above the back portion of the studio, adding even more functionality. 128 1/2 is a second floor that includes two rental units currently occupied: (1) bedroom and (2) bedroom apartment. Both units are in good condition and generate steady monthly income. Additional features include (1) off-street parking space in the rear plus ample on-street parking along Main Avenue. The building shows well and only needs light TLC but is fully functional and income producing as is. Measurements are approximate. Seller's disclosure, NOA, and LBP. Must have at least 36-hour notice before showing.

## ADDITIONAL PICTURES



## DISCLAIMER

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