



**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



**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.

<b>List Office:</b> COLDWELL BANKER <b>List Agent:</b> TINA CUNNINGHAM <b>List Agent 2:</b> <b>Owner 1:</b> Boo Young Lee <b>Owner 2:</b>	001127-00 WVS250303902	<b>List Office Phone:</b> 304-472-7100 <b>List Agent Phone:</b> Cell: 304-406-2131 <b>List Agent 2 Phone:</b>	<b>Possession:</b> AT CLOSING <b>Occupied:</b> Owner
<b>Owner 3:</b> <b>Owner 4:</b>	<b>Owner 5:</b> <b>Owner 6:</b>		

<b>Office SqFt:</b> <b>Warehouse SqFt:</b> 1,404 <b>Retail SqFt:</b> 1,098 <b>Industrial SqFt:</b> <b>Residential SqFt:</b> 1,618 <b>Total SqFt:</b> 4120	<b>Studio</b> <b># Units This Type:</b> 1 <b># Full Baths:</b> 0 <b># Partial Baths:</b> 1 <b>Square Feet:</b> 2,502 <b>Monthly Rent:</b> <b>No. Vacant:</b> <b>Appliances Inc.:</b>	<b>1 BRDM</b> 1 1 1 \$725	<b>2 BDRM</b> 1 1 \$850	<b>3 BDRM</b>	<b>4 BDRM</b>
<b>Lot Dim:</b> 20 x 150 <b>Lot SqFt:</b> <b>Foundation Dim:</b> <b>Zoning Description:</b>	<b>Frontage Ft:</b> 20 <b>Acres:</b> 0.069000	<b>No. of Restrooms:</b> 3 <b>No. Docks:</b> <b>No. Overhead Doors:</b> <b>Ceiling Height:</b> <b>Handicap Modified:</b> <b>Traffic Count:</b>	<b>No. Tenants:</b> 2 <b>Percent Leased:</b> <b>Divisible:</b> <b>Expandable:</b> <b>For Lease:</b> No <b>Max. Floor Load:</b>		
<b># of Units:</b> 3 <b># of Stories:</b> 2.00 <b>#of Elevators:</b>	<b>Year Built:</b> 1900 <b>Business Included:</b> No <b>Current Use:</b> Music Lessons and Apartments				

<b>Tax Amount:</b> \$702 <b>Deed Bk:</b> 720 <b>Deed Pg:</b> 802	<b>Tax Year:</b> 2025 <b>Map</b> 0009	<b>Property ID#:</b> 21-07-0009-0185-0000 <b>Parcel #:</b> 0185	<b>District:</b> Weston-Courthouse <b>Legal Des.:</b> LOT MAIN AVE 20 X 150
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<b>Insurance Exp.:</b> <b>Maintenance Exp.:</b> <b>Electric Exp.:</b> <b>Management Exp.:</b> <b>Vacancy Factor:</b>	<b>Fuel Exp.:</b> <b>Water/Sewer Exp.:</b> <b>Other Exp. Name:</b> <b>Other Exp.:</b>	<b>Gross Income:</b> <b>Operating Exp.:</b> <b>Net Income:</b>
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<b>Lot Desc.:</b> Level, Zero Lot Line <b>Parking:</b> Street, 1-5 Spaces <b>Road Frontage:</b> <b>Ext. Features:</b> Other <b>Int. Features:</b> 9ft+ Ceiling <b>Construction:</b> Brick, Stone	<b>Electricity:</b> 100 Amps, 200 Amps <b>Roof:</b> Rubber <b>Flooring:</b> Wood <b>Foundation:</b> Brick <b>Heating:</b> Gas <b>Cooling:</b> Ceiling Fan(s) <b>Water/Sewer:</b> City Sewer, City Water
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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.

<b>Closed Date:</b> <b>How Sold:</b> <b>Sold Price:</b>	<b>Market Time:</b> 38 <b>Buyer:</b>	<b>Selling Office:</b> <b>Selling Agent:</b> <b>Selling Agent 2:</b>
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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) <b>FIPS</b>	54041	(44) <b>VOW Include</b>	Yes
(45) <b>VOW Address</b>	Yes	(46) <b>VOW Comment</b>	Yes
(47) <b>VOW AVM</b>	Yes	(62) <b># of Stories</b>	2.00
(63) <b>Agent</b>	TINA CUNNINGHAM - Cell: 304-406-2131	(64) <b>Listing Office 1</b>	COLDWELL BANKER ARMSTRONG -DAVIS REALTY, INC - 304-472-7100
(67) <b>Listing Date</b>	12/3/2025	(68) <b>Expiration Date</b>	6/3/2026
(69) <b>Type</b>	Exclusive Right to Sell	(73) <b>Property ID No.</b>	21-07-0009-0185-0000
(74) <b>Owner Name</b>	Boo Young Lee	(75) <b>Directions</b>	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) <b>Possession</b>	AT CLOSING	(79) <b>County Code</b>	Lewis
(80) <b>District</b>	Weston-Courthouse Corporation	(82) <b>Zoning</b>	None
(85) <b>Map Page</b>	0009	(86) <b>Parcel #</b>	0185
(87) <b>Deed Book</b>	720	(88) <b>Deed Page</b>	802
(90) <b>Legal Description</b>	LOT MAIN AVE 20 X 150	(91) <b>Agent Hit Count</b>	61
(92) <b>Client Hit Count</b>	0	(93) <b>Lockbox #</b>	90018886
(94) <b>Occupied</b>	Owner	(96) <b>Warehouse SqFt</b>	1,404
(97) <b>Retail SqFt</b>	1,098	(99) <b>Residential SqFt</b>	1,618
(100) <b>Total SqFt</b>	4120	(102) <b>Frontage Feet</b>	20
(103) <b># of Acres</b>	0.069000	(105) <b>Lot Dimension</b>	20 x 150
(107) <b>Year Built</b>	1900	(108) <b># of Units</b>	3
(109) <b># of Restrooms</b>	3	(113) <b># of Tenants</b>	2
(120) <b>Currently Leased</b>	No	(121) <b>Business Included</b>	No
(124) <b>Current Use</b>	Music Lessons and Apartments	(126) <b># of Studio Units</b>	1
(127) <b>Studio FBaths</b>	0	(128) <b>Studio HBaths</b>	1
(129) <b>Studio SqFt</b>	2,502	(132) <b># of 1Brdm Units</b>	1
(133) <b>1Brdm FBaths</b>	1	(136) <b>1Brdm Monthly Rent \$</b>	\$725
(138) <b># of 2Brdm Units</b>	1	(139) <b>2Brdm FBaths</b>	1
(142) <b>2Brdm Monthly Rent \$</b>	\$850	(160) <b>Update Date</b>	12/8/2025
(161) <b>Status Date</b>	12/8/2025	(162) <b>HotSheet Date</b>	12/8/2025
(163) <b>Price Date</b>	12/3/2025	(164) <b>Board ID</b>	Weston/Buckhannon BOR
(166) <b>Input Date</b>	12/3/2025 6:26 PM	(167) <b>Associated Document Count</b>	3
(168) <b>Original Price</b>	\$145,000	(25) <b>Days On Market</b>	38
(29) <b>Days On MLS</b>	38	(26) <b>Price Per SQFT</b>	\$35.19
(16) <b>City Limits</b>	Yes	(2) <b>Gate Code</b>	No
(196) <b>Lockbox</b>	Supra	(70) <b>Photo</b>	Yes
(17) <b>Geocode Quality</b>	Exact Match	(24) <b>Picture Count</b>	20
(30) <b>Input Date</b>	12/3/2025 6:26 PM	(31) <b>Update Date</b>	12/8/2025 2:58 AM
(801) <b>Delayed Marketing?</b>	No	(803) <b>Floor Plans Count</b>	0

FEATURES

<b>EXTERIOR FEATURES</b> Other	<b>FLOORING</b> Wood	<b>LOT DESCRIPTION</b> Level	<b>WATER/SEWER</b> City Sewer
<b>CONSTRUCTION</b> Brick	<b>FOUNDATION</b> Brick	<b>PARKING</b> Street	<b>MISCELLANEOUS SEARCH</b> Retail < 3000 Sf
<b>COOLING</b> Ceiling Fan(s)	<b>HEATING</b> Gas	<b>ROOF</b> Rubber	Business Opportunity
<b>ELECTRICITY</b>	<b>INTERIOR FEATURES</b> 9ft+ Ceiling		Other
			<b>APPLIANCES INCL.</b>

FEATURES

100 Amps	LOCATION Downtown	Range
200 Amps		Refrigerator

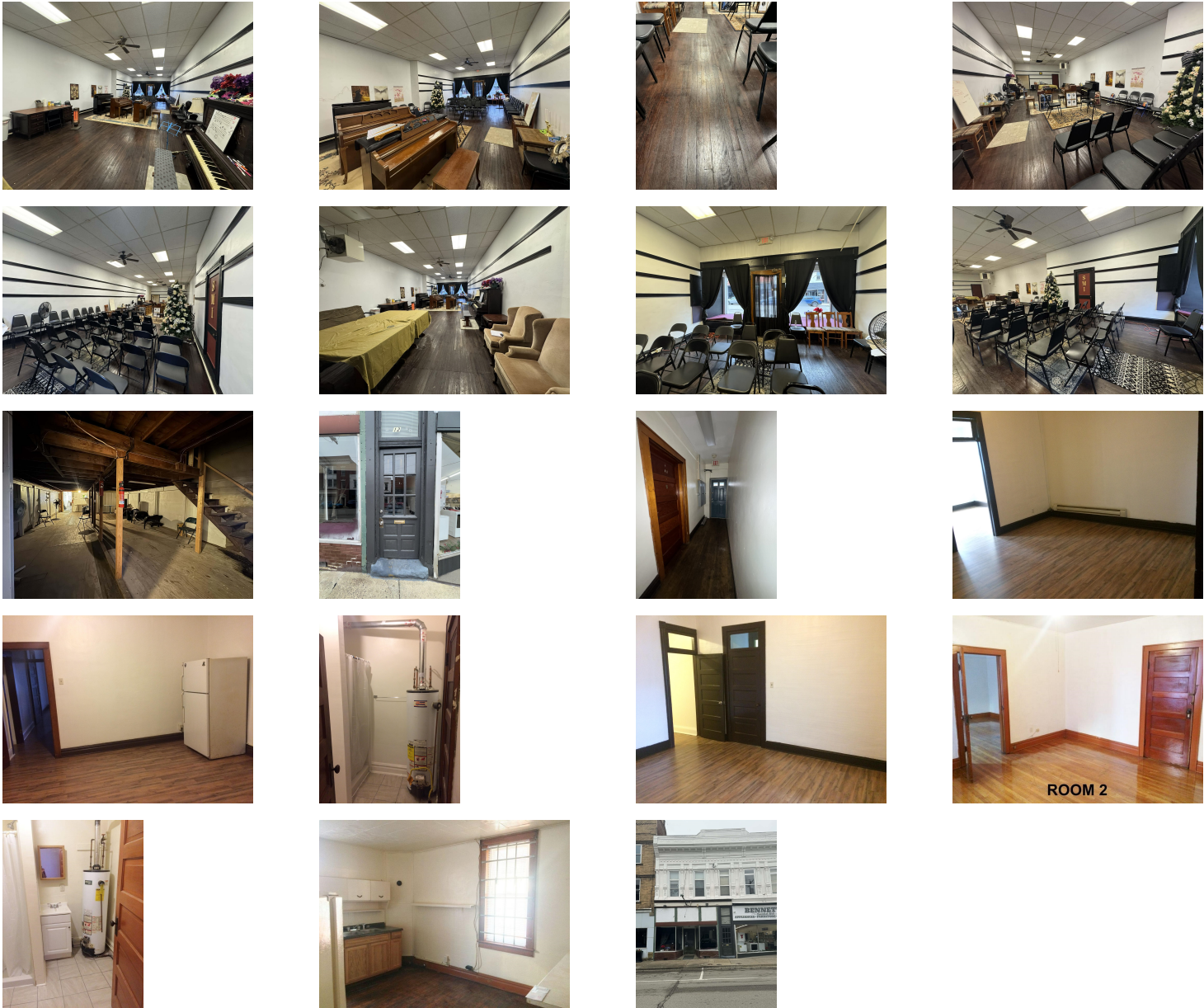
FINANCIAL

(181) Tax Amount \$ \$702	(182) Tax Year	2025
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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

Although data in this listing has been obtained from sources believed to be reliable, no warranty expressed or implied is made regarding the accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose and non-infringement of proprietary rights are disclaimed by the NCWV MLS and its participants and subscribers. Changes may be periodically made to the information herein.