

# INVESTMENT OVERVIEW

## 32 BAIRD STREET

MORGANTOWN, WV 26505

**SALE PRICE / \$1,875,000**

**GROSS BUILDING SIZE / 9,145 SQ FT**

**GROSS LOT SIZE / 0.20 (+/-) ACRE**

**NUMBER OF APARTMENTS / 12 APARTMENTS, 1 OFFICE**

**ZONING / B-2: SERVICE BUSINESS**

Black Diamond Realty is pleased to present to qualified buyers, a three-story student housing portfolio on 0.2 (+/-) acre in Morgantown, WV. The building is comprised of 12 apartments including 11, 2-bedroom, 2-bathroom apartments, one, 1-bedroom, 1-bathroom apartment and one office with kitchenette. The building is situated 0.5 mile (12 minute walk) from the Mountainlair and West Virginia University's Downtown Campus.

The property is located inside the city limits of Morgantown and is within walking distance to many amenities including West Virginia University's Downtown Campus, the PRT, shopping and more. The property is positioned roughly 2.6 miles from I-79, Exit 152, 3.1 miles from I-68, Exit 4 and 4.1 miles from I-68, Exit 7.

02 | 32 BAIRD STREET • 13-UNIT MULTIFAMILY BUILDING • MORGANTOWN, WV

[https://www.loopnet.com/viewer/pdf?file=https%3a%2f%2fimages1.loopnet.com%2fd2%2fRZwBHfNJa3yhEhXP1Uc4VsFTwUmjo\\_jldkr8LOYTUU%2f32%2520Baird%2520Street%2520Investment%2520Marketing%2520Flyer.pdf](https://www.loopnet.com/viewer/pdf?file=https%3a%2f%2fimages1.loopnet.com%2fd2%2fRZwBHfNJa3yhEhXP1Uc4VsFTwUmjo_jldkr8LOYTUU%2f32%2520Baird%2520Street%2520Investment%2520Marketing%2520Flyer.pdf)

#2 Retail Building | \$1,389/SqFt



Prev Next

### 458 High St

1,800 SF | 100% Leased | Retail Building | Morgantown, WV 26505 | \$2,500,000 (\$1,389/SF) | 10.93% Cap Rate

Restaurants / West Virginia / Morgantown / 458 High St, Morgantown, WV 26505



<https://www.loopnet.com/Listing/458-High-St-Morgantown-WV/34357206/>

#3 Lot Parcel | \$949,367/Acre



## 75 Don Knotts Blvd - 0.158 (+/-) AC Parcel Located along Route 119

0.15 Acres of Commercial Land Offered at \$150,000 in Morgantown, WV 26508

Commercial Land / West Virginia / Morgantown / 75 Don Knotts Blvd, Morgantown, WV 26508



<https://www.loopnet.com/Listing/75-Don-Knotts-Blvd-Morgantown-WV/34212704/>

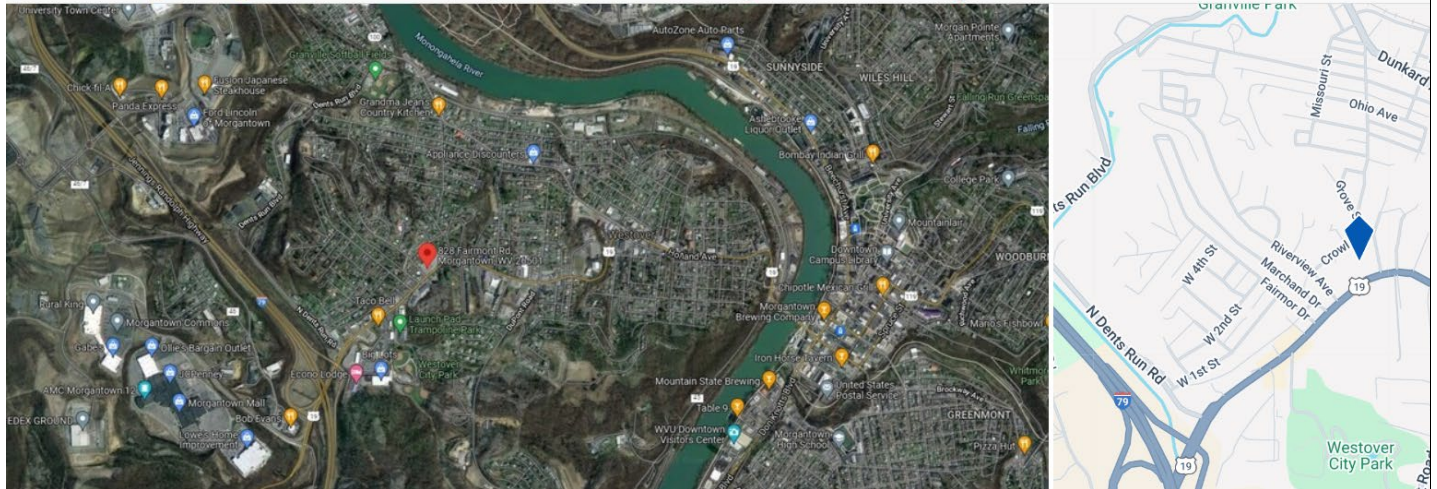
#4 Commercial Lot | \$1,155,303/Acre



## 828 Fairmont Rd

1.32 Acres of Commercial Land Offered at \$1,525,000 in Morgantown, WV 26501

Commercial Land / West Virginia / Morgantown / 828 Fairmont Rd, Morgantown, WV 26501



<https://www.loopnet.com/Listing/828-Fairmont-Rd-Morgantown-WV/33673445/>