

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

1010 10th St

Vienna, WV 26105

Exclusively Represented By:

Steve Shaver

Sales Associate

304 482 7500

steveshaver30@yahoo.com

Megan Callaghan Bailey

Broker of Record

304 549 7138

mbailey@bhhspro.com

INDUSTRIAL SPACE FOR SALE



Offering Summary

Price	\$1,250,000
GSF	8,000 SF
Year Built	2018

Property Overview

An awesome opportunity to own this - like new Commercial building. Located next to Sam's Club, right in the heart of Vienna, WV's thriving business district. This Approx . 8,000 sq/ft building has two separate open concept shop/warehouse areas. one at 1,500 sq/ft and the other at 3,500 sq/ft. The petition separating these areas can easily be taken out to make for an open space of 5,000 sq/ft. An additional 1,500 finished sq/ft on ground level could be for multi use. Above that has another 1,500 sq/ft with a blank canvas to fit any need. Floor drains in the shop include oil separator tanks.

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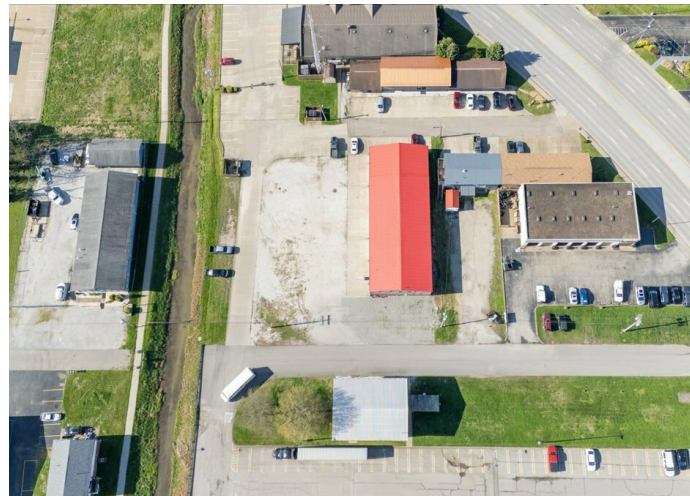
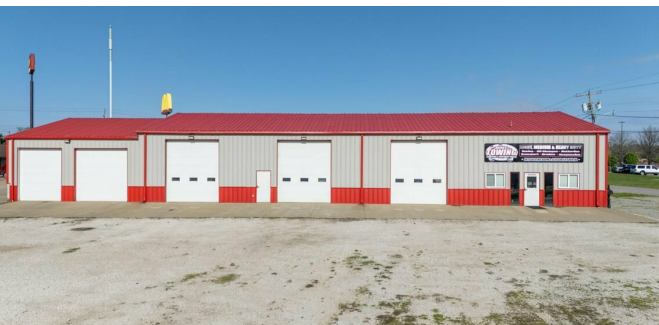
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Additional Photos



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Location Map



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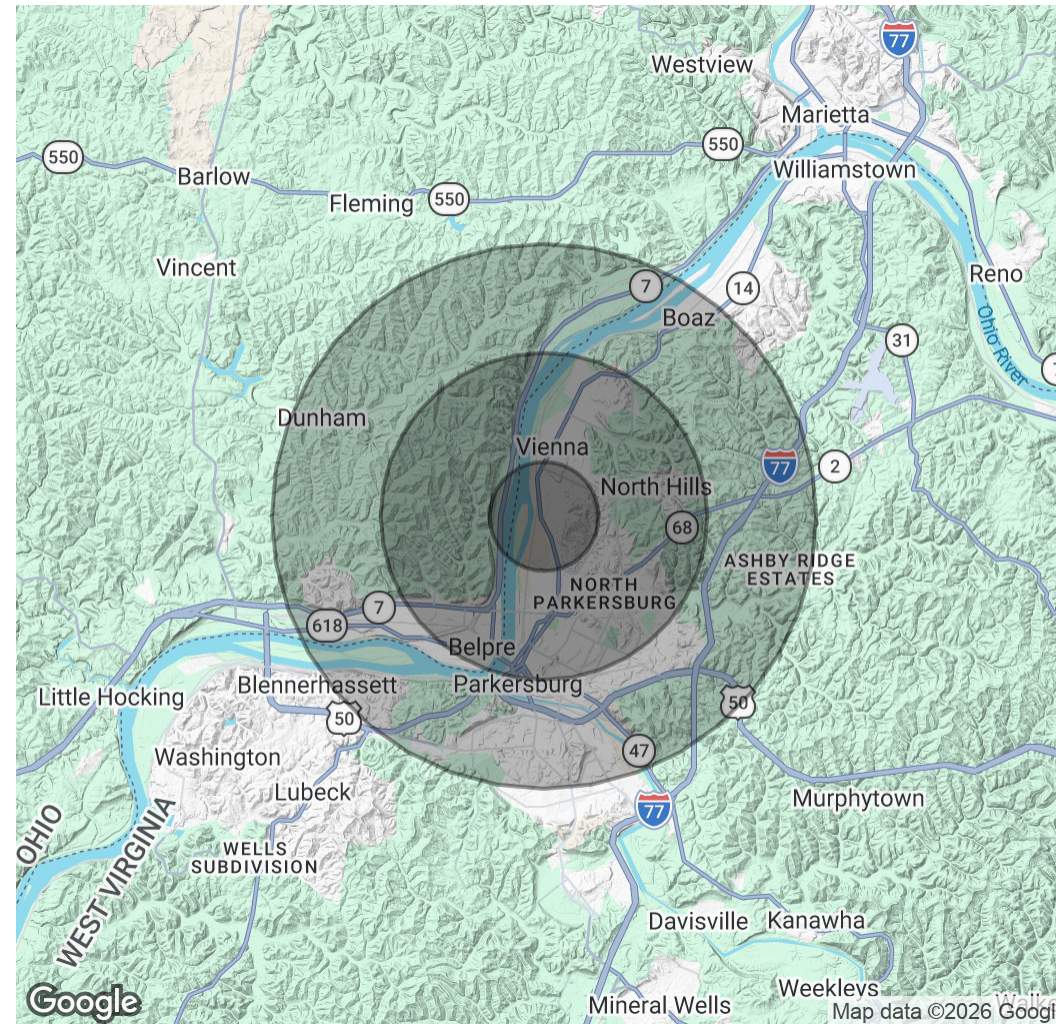
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	3,606	33,599	56,490
Average Age	39.8	42.7	42.5
Average Age (Male)	39.1	39.6	40.3
Average Age (Female)	39	44.1	43.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,629	15,070	24,617
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$69,729	\$72,425	\$72,624
Average House Value	\$192,504	\$160,768	\$159,902

2023 American Community Survey (ACS)



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