

FOR SALE

INVESTMENT/ OWNER USER/ VALUE ADD OPPORTUNITY

TOTAL SF: 13,234 | **2,800 SF** CURRENTLY AVAILABLE FOR LEASE



3045 PENNSYLVANIA AVE, WEIRTON, WV 26062

PRICE: \$1,525,000

PRICE PSF: \$115/SF

CAP RATE: 8.0%

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PROPERTY SUMMARY

Great opportunity with this beautiful medical building known as the Landmark Professional Center. This space is currently occupied by WVU Medicine with two years left on the lease and with an additional 2800 square feet of space available now for occupancy.

This available space is located on the first and second floor, and the layout is great for medical, counseling, professional, etc. There is elevator access in this well-kept building and it has had numerous improvements over the last several years, including all new roofs in September 2024. This building has great exposure on Pennsylvania Avenue and is minutes from the Three Springs Drive Exit off of route 22.

The layout is attached as a supplement to the listing.



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BUILDING SPECIFICATIONS

ADDRESS:	3045 PENNSYLVANIA AVE, WEIRTON, WV 26062
TOTAL BUILDING SF:	13,234 SF
AVAILABLE SF:	2,800 SF
LOT SIZE:	2.17 AC
SPRINKLER SYSTEM:	YES
TENANT:	WVU MEDICINE • 11,736 SF
PARKING:	55+ SPACES
MUNICIPALITY:	WEIRTON
COUNTY:	HANCOCK
RENOVATED:	TBD
NET OPERATING INCOME:	\$114,200
PRICE:	\$1,525,000
PRICE PSF:	\$115.00
CAP RATE:	8.0%
ROOF:	2024

*** Building is capable of expansion on the third floor of 4,500 SF



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LEASE OVERVIEW

Tenant:	WVUHS Medical Group (WVU Medicine)
Size (SF):	11,736 SF
Lease Commencement:	CURRENT TENANT
Lease Expiration:	12/2/2027
Renewal Options:	90 Days Notice
Annual Base Rent: Option Rent:	PI increases through current term and renewal options
Common Area Maintenance:	Landlord Responsible
Insurance:	Landlord Responsible
Real Estate Taxes:	Landlord Responsible
Utilities:	Landlord Responsible
Landlord's Repairs:	Roof, exterior walls, gutters, downspouts, unexposed plumbing, gas, electrical, common areas, parking lots, sidewalks, supply pipes, all structural portions of the building
Tenant's Repairs:	Interior Repairs to equipment and fixtures; Repairs to the leases premises under \$1,000.

INCOME & EXPENSE SUMMARY

INCOME	2022	2023
Gross Income:	\$235,024	\$202,446
EXPENSES		
Insurance:	\$7,373	\$11,189
Repair & Maintenance:	\$32,878	\$23,442
Taxes:	\$18,345	\$15,267
Utilities:	\$30,083	\$37,217
Other:	\$6,177	\$1,132
Total Expenses:	\$94,856	\$88,247
NOI:	\$140,168	\$114,199

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AERIAL MAP

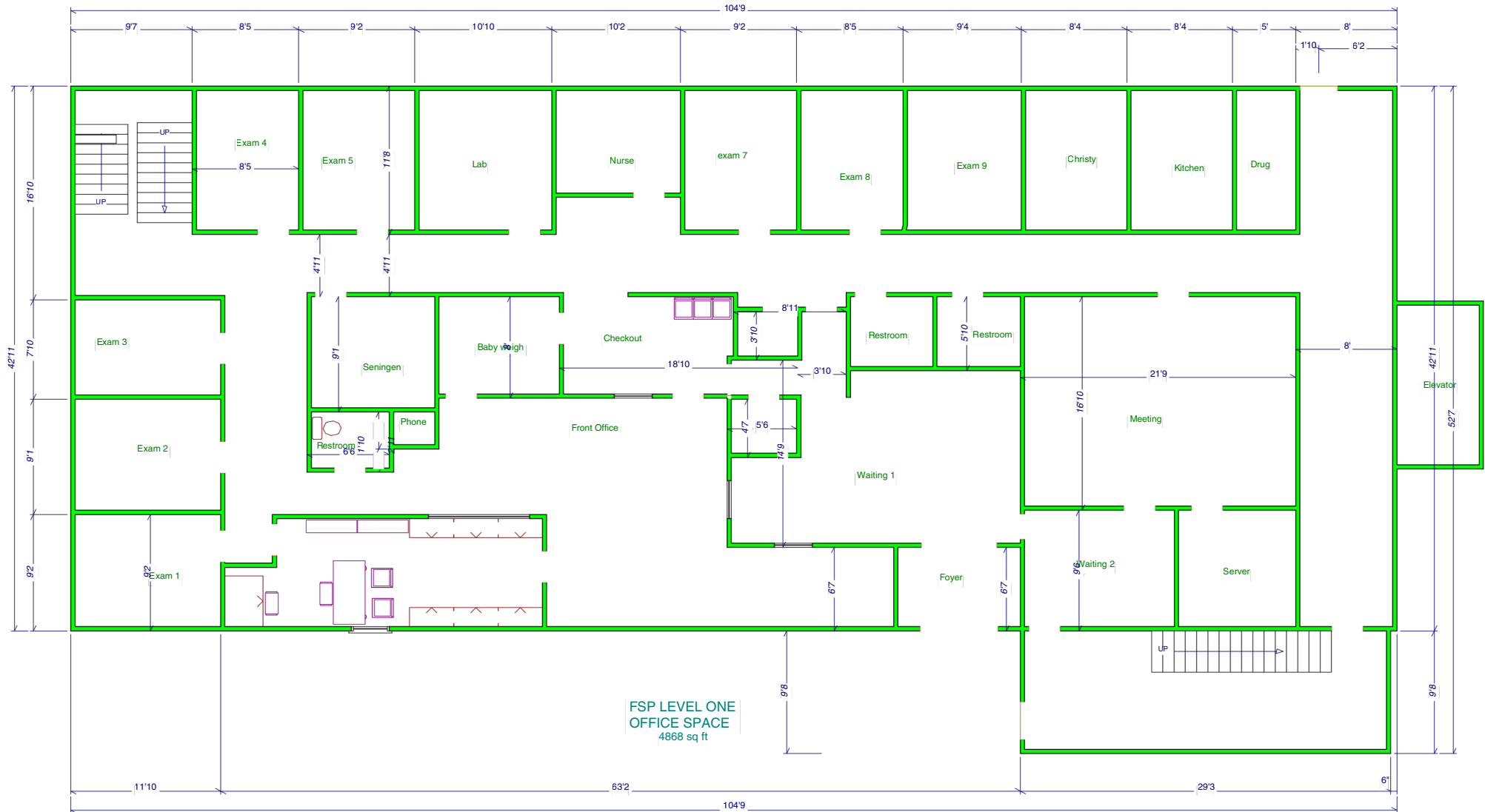
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**3045 Pennsylvania Ave,
Weirton, WV 26062**

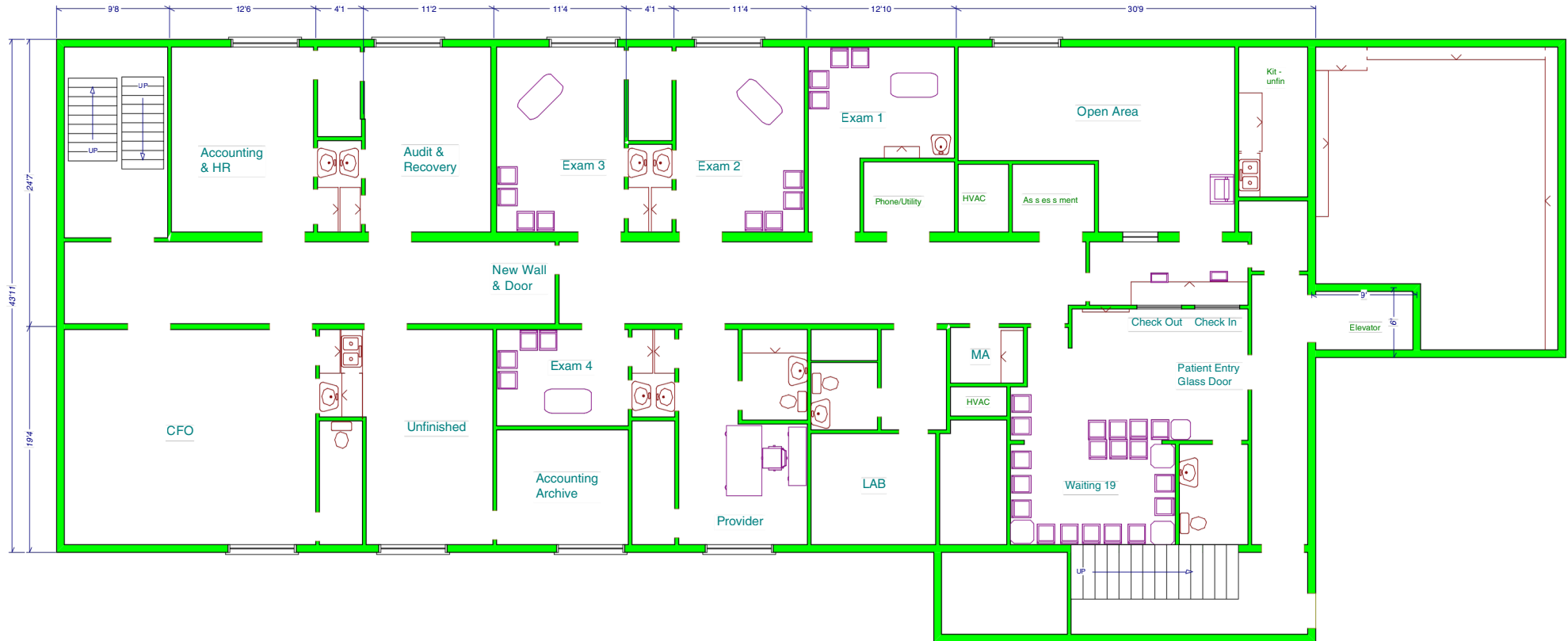
FSP LEVEL ONE WELLCARE OFFICE SPACE

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FSP LEVEL TWO ACUTE CARE 2012

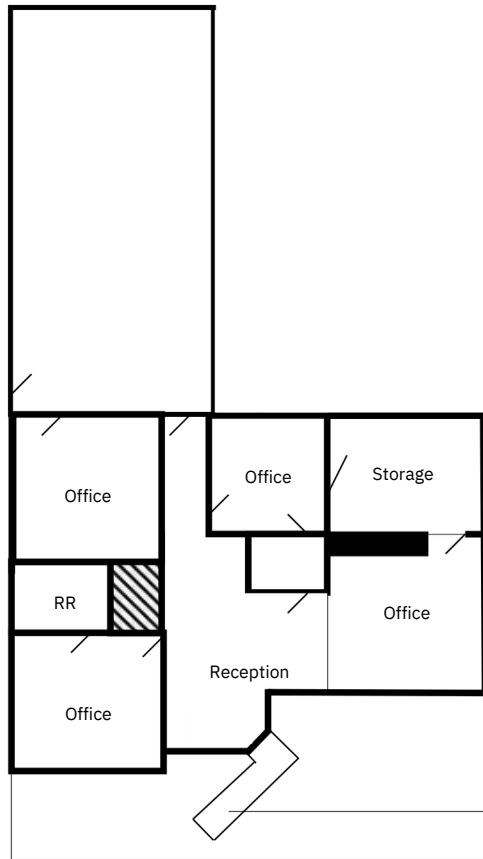
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TOTAL SECOND
 FLOOR AREA - AS IS
 5566sqft

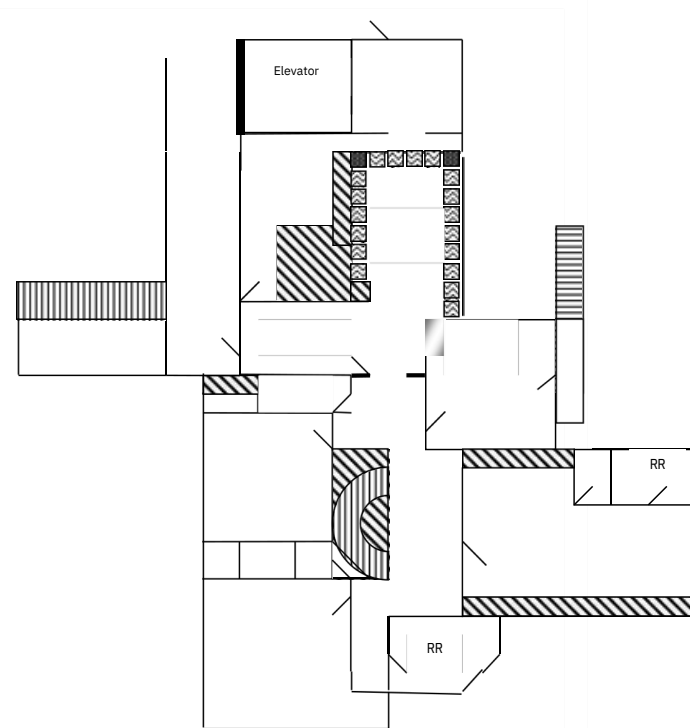
LPC LEVEL ONE LAB RADIOLOGY AND FRONT OFFICE LPC LEVEL TWO LAYOUT

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Level One LPC

Office Suite in Front with Ramp Access to Frontage 1,400 SF
Lab & Radiology in Rear with Second Entrance 1,200 SF



LPC LevelTwo Layout
(notdrawntoscale)

Approx.1,400 SF

LANDMARK PROFESSIONAL CENTER

3045 PENNSYLVANIA AVENUE WEIRTON, WV 26062 304-723-1200

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CONTACT INFORMATION

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