



**FOR SALE**  
**SPECIAL USE / LAND /**  
**DEVELOPMENT**  
**MARKETING FLYER**



**187 S. GREEN STREET**  
**BERKELEY SPRINGS, WV 25411**





↑  
**CACAPON RESORT STATE PARK**  
(9.4 MILES AWAY FROM SUBJECT PROPERTY)

**DOLLAR GENERAL**

**BERKELEY SPRINGS HIGH SCHOOL**

**IMPROVED FOUR-LANE ROAD  
(THE BERKELEY SPRINGS INFRASTRUCTURE PROJECT)**

**18,638 VEHICLES PER DAY**

**7,263 VEHICLES PER DAY**

**9**

**◆ 187 S. GREEN STREET**

**BERKELEY SPRINGS STATE PARK**

**BERKELEY SPRINGS CASTLE**

**7-ELEVEN**



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## SPECIAL USE / DEVELOPMENT FOR SALE

## 187 S. GREEN STREET BERKELEY SPRINGS, WV 25411

**SALE PRICE / \$569,000**

**TOTAL ACREAGE / 3.2 (+/-) ACRES**

**PROPERTY TYPE / SPECIAL USE, LAND**

**CITY LIMITS / INSIDE**

**PROPERTY FEATURES / GREAT VISIBILITY,  
HISTORIC TAX CREDITS DEVELOPMENT  
OPPORTUNITY, AMPLE PARKING  
AVAILABLE**

Nestled within the Town of Bath Historic District, 187 S. Green Street presents an exceptional adaptive reuse opportunity for investors and developers. This 26,050 (+/-) square foot brick school building, originally constructed between 1918 and 1921 and expanded in 1956, sits on 3.2 (+/-) acres, offering ample space for redevelopment. With its solid historic construction, spacious layout, and potential for additional structures, this property is a rare opportunity to breathe new life into a landmark while benefiting from valuable incentives.

The property is located in the heart of Berkeley Springs. Approximately 0.3 mile from the property, along S. Washington Street, there is an average daily traffic count of 18,638 vehicles per day. (Provided by Esri and Data Axle, 2024).



# FOR SALE

## SPECIAL USE / LAND / DEVELOPMENT - LOCATED IN THE HEART OF BERKELEY SPRINGS

187 S. GREEN STREET · BERKELEY SPRINGS, WV 25411 · 26,050 (+/-) SQ FT

# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS / HISTORY

The subject property is a 26,050 (+/-) square foot brick school building originally constructed between 1918 and 1921, with significant renovation and expansion completed in 1956, according to most local sources. It is situated on approximately 3.2 (+/-) acres of land within the Town of Bath Historic District. The building is a contributing resource in the district, which was listed in the National Register of Historic Places in 2009, number 202. As such, it may be eligible for both federal and state historic rehabilitation tax credits, subject to approval of a qualified rehabilitation plan. Preliminary input from a historic preservation consultant supports the project's viability, for federal and state historic tax credit programs. The site offers ample acreage for the development of additional facilities or complementary structures, pending any applicable zoning and historic preservation guidelines. This is an ideal property for many uses including, private education, senior or assisted living, health related, technology & innovation centers, multi-family apartments and more! This property does have a security system.

## NEARBY ATTRACTIONS

9.4 miles away from 187 S. Green Street is the Cacapon Resort State Park. Cacapon Resort includes beautiful indoor and seasonal outdoor dining options, a full-service spa and a championship golf course. Outdoor adventures like hiking, mountain biking and fishing are plentiful here. The investments continue at this stunning park, with a new \$3.5 million bike park expansion coming soon. (Information provided by: <https://wvstateparks.com/cacapon-resort-state-park/>)

## INGRESS / EGRESS / PARKING

The property offers multiple parking locations on the lot. There are multiple points of ingress and egress directly off of Route 9, Martinsburg Road, along Dawson Street and College Street.

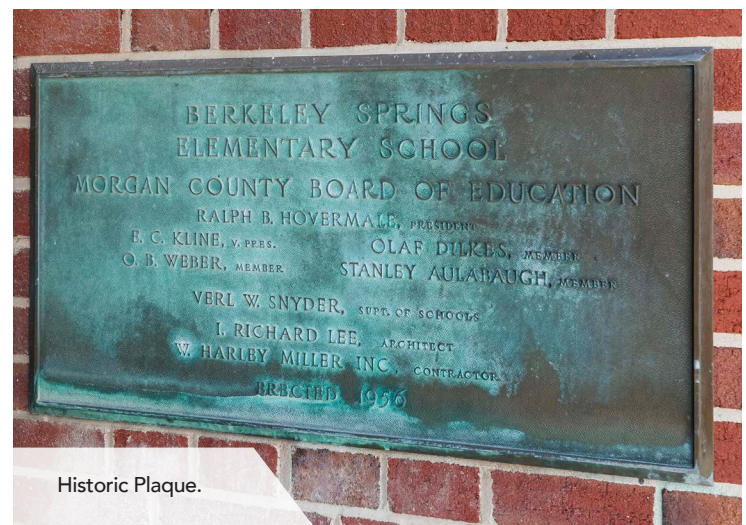
## UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Potomac Edison
Natural Gas	N/A
Water	Public - Berkeley Springs Water Works
Sewer	Public - Warm Springs Public Service District
Trash	N/A
Cable/Internet	Multiple Providers

## LEGAL DESCRIPTION / ZONING

Located inside of City Limits of Berkeley Springs, this property is situated within the Berkeley Springs Corp District of Morgan County. The property is located within a rectangular shaped parcel. The property is identified as Berkeley Springs Corp District, Map 2, Parcel 69. This can be referenced in Deed Book 280, Page 891. See the parcel map on page 4 for details. This property is located in an Opportunity Zone.





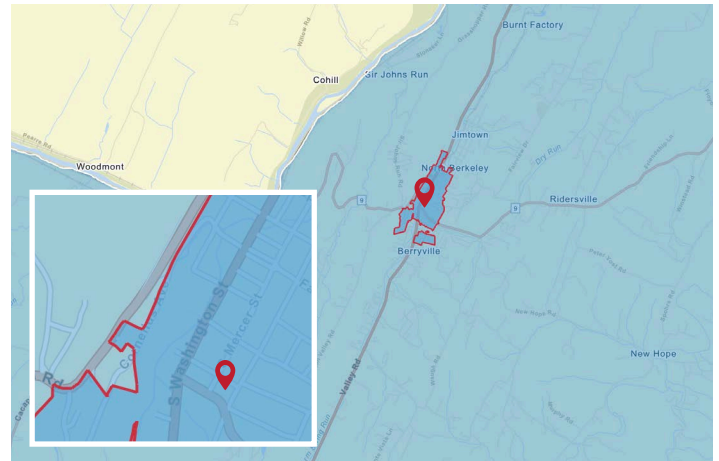
# LOCATION ANALYSIS

Morgan County, West Virginia, is a gem in the Eastern Panhandle, blending natural beauty with a thriving business environment. Best known for its famous warm springs in Berkeley Springs State Park, the county has long been a destination for relaxation and wellness, attracting visitors and entrepreneurs alike. Conveniently located near Washington, D.C., and Baltimore, it offers businesses easy access to major markets with lower costs. A thriving tourism industry, supportive local government, and growing sectors like manufacturing and technology make it a prime spot for business growth. Combining opportunity, affordability, and quality of life, Morgan County is an ideal place to start or expand a business.

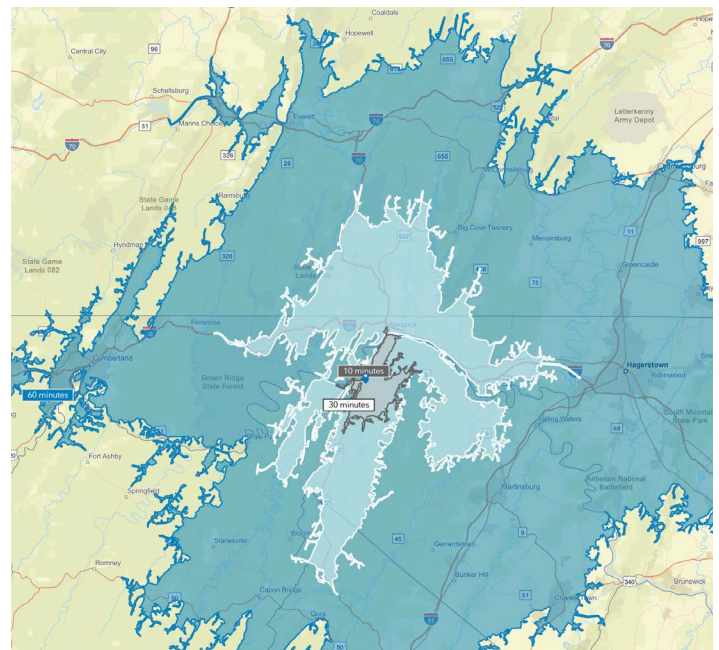
**Morgan County** has a total population of 17,289 and a median household income of \$60,691. Total number of businesses is 504.

The **City of Berkeley Springs** has a total population of 808 and a median household income of \$38,275. Total number of businesses is 147.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.  
Text provided by <https://www.berkeleywv.org>



Morgan County, WV Berkeley Springs City Limits Subject Location



**Distance to nearby cities:** Charles Town, WV - 15 miles,  
Hagerstown, MD - 24 miles, Winchester, VA - 25 miles,  
Frederick, MD - 40 miles, Leesburg, VA - 42 miles,  
Washington, DC - 77 miles, Baltimore, MD - 95 miles.



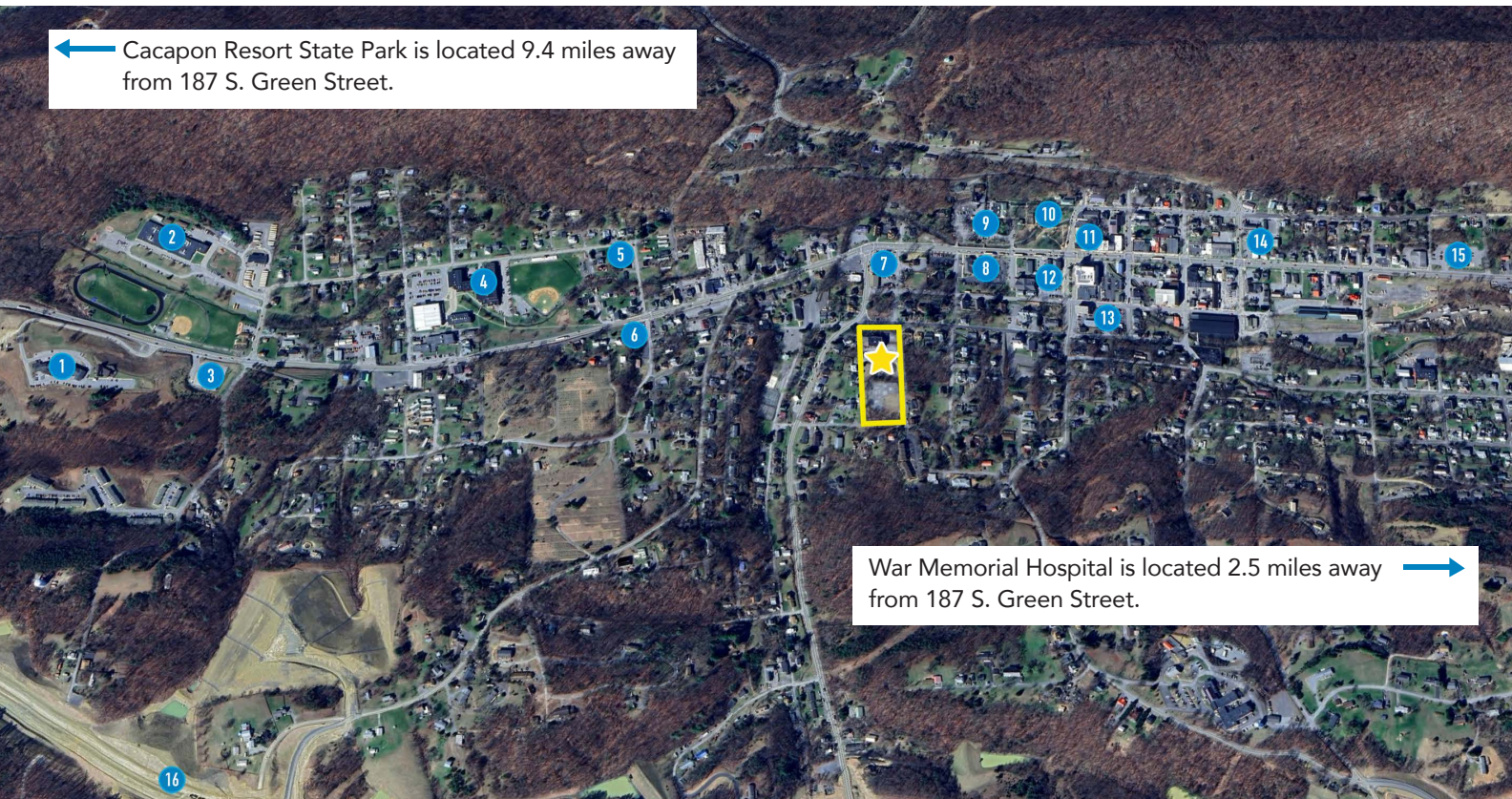
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# SURROUNDING AMENITIES

← Cacapon Resort State Park is located 9.4 miles away from 187 S. Green Street.



War Memorial Hospital is located 2.5 miles away → from 187 S. Green Street.

The Google aerial above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star, 187 S. Green Street.

The Berkeley Springs Infrastructure Project is designed to improve traffic flow and connectivity with a new four-lane road, three bridges, upgraded intersections, and a new Route 9 interchange.

Once complete, this infrastructure investment will support local mobility, reduce congestion, and promote safer, more efficient travel for residents, businesses, and visitors.

- ① Reed's Pharmacy
- ② Widmyer Elementary School
- ③ Dollar General
- ④ Berkeley Springs High School
- ⑤ Thrift Store
- ⑥ Charlotte's Cafe
- ⑦ Roy's Service Center
- ⑧ CNB Bank
- ⑨ The Country Inn of Berkeley Springs

- ⑩ Berkeley Springs State Park
- ⑪ Berkeley Springs Antique Mall, Fairfax Coffee House
- ⑫ Berkeley Springs Farmers Market
- ⑬ Berkeley Springs Volunteer Firehouse
- ⑭ 7-Eleven
- ⑮ United States Postal Service
- ⑯ The Berkeley Springs Infrastructure Project



# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



5,370

Total  
Population



330

Businesses



5,228

Daytime  
Population



\$226,186

Median Home  
Value



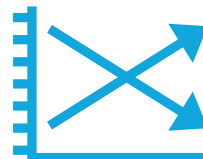
\$32,359

Per Capita  
Income



\$60,340

Median Household  
Income



0.15%

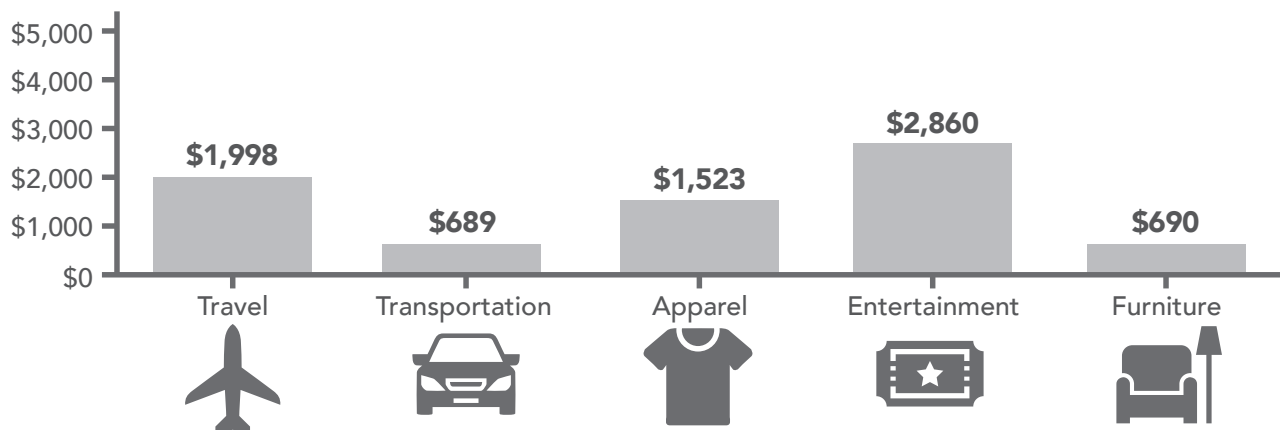
2024-2029  
Pop Growth Rate



2,639

Housing Units  
(2020)

### KEY SPENDING FACTS





These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.  
The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



8,268

Total  
Population



381

Businesses



7,299

Daytime  
Population



\$62,351

Median Home  
Value



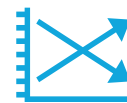
\$32,790

Per Capita  
Income



\$62,351

Median  
Household  
Income



-0.09%

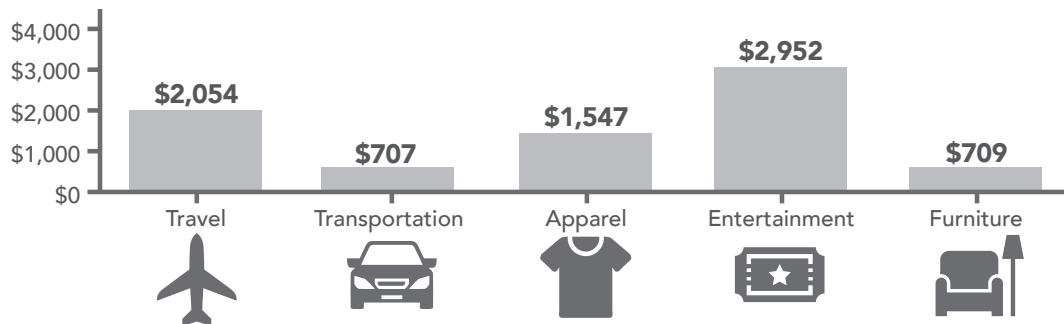
2024-2029  
Pop Growth  
Rate



4,212

Housing Units  
(2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



22,623

Total  
Population



675

Businesses



17,514

Daytime  
Population



\$255,246

Median Home  
Value



\$36,192

Per Capita  
Income



\$67,632

Median  
Household  
Income



0.22%

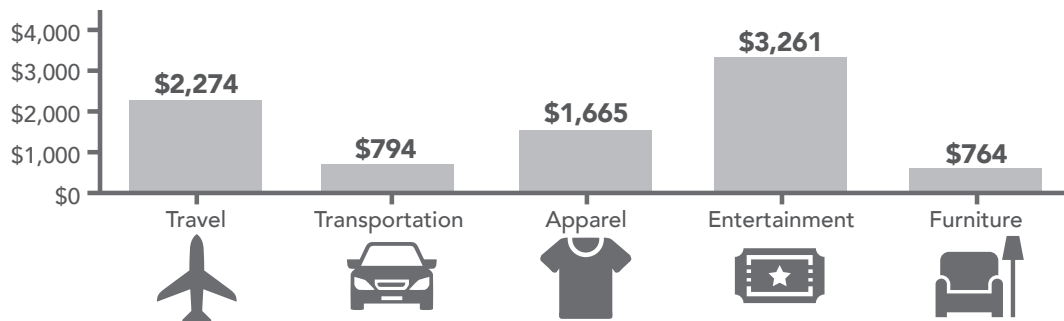
2024-2029  
Pop Growth  
Rate



12,030

Housing Units  
(2020)

### KEY SPENDING FACTS





# FLOOR PLAN

## 26,050 (+/-) SQUARE FEET

The subject property is a 26,050 (+/-) square foot brick school building originally constructed between 1918 and 1921, with significant renovation and expansion completed in 1956. The floor plans shown below and to the right depict the current layout of each floor.

**The following guidance applies only if the project intends to pursue Historic Tax Credits. If the Historic Tax Credit program is not being pursued, this guidance does not need to be followed.**

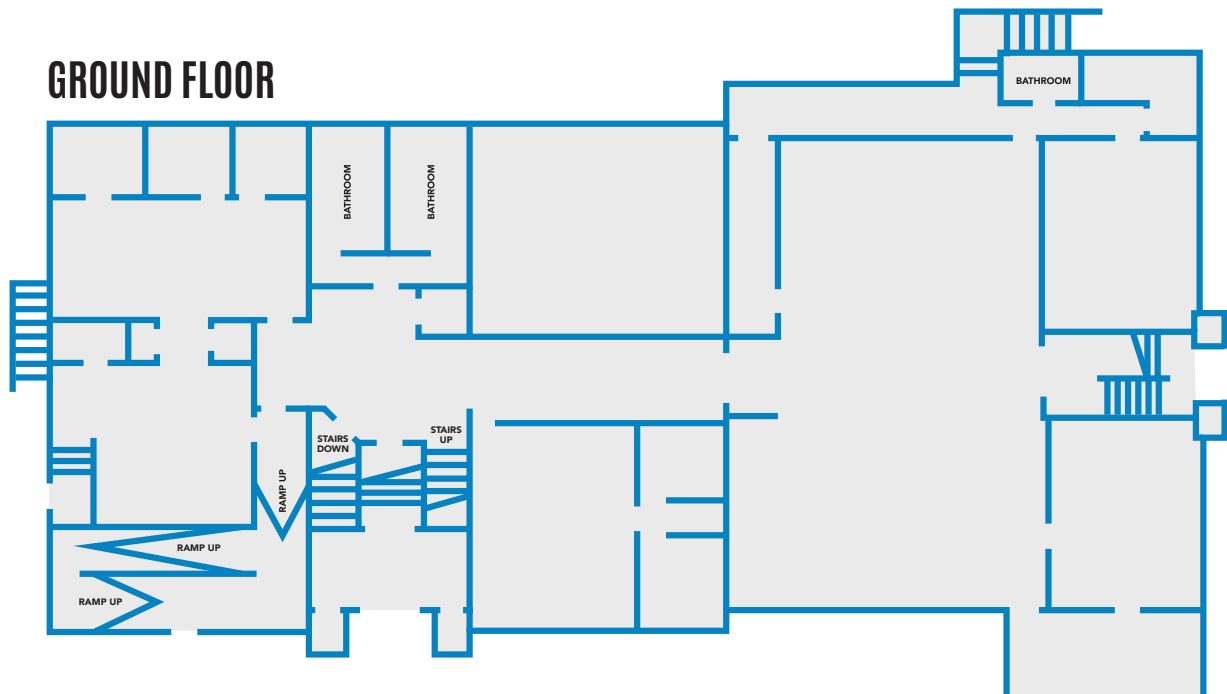
On the first and second floors of the 1918 building, the new flooring must be consistent in character with the historic wood floor in those areas. The new flooring must utilize material that is less than five inches in width and have the traditional look of hardwood strip flooring.

In the 1956 section, or any other areas where there was never a wood floor, the new flooring may be any pattern and finish of vinyl tile as long as it does not imitate a wood floor, or the floor may be left as concrete and polished, stained, or painted.

Because there is so little historic material left in the 1918 section to convey the character of that building, surviving distinctive features should be retained where possible. It appears that a significant amount of wood wainscot survives in the main stairway, at least from the first floor up. That material must be retained or replaced to matched in this area. Also, the laylight for an historic skylight survives at the top of the main stair. The laylight must be retained and repaired though a modern skylight may be installed above it.

*\*The floor plans may not be exact.*

### GROUND FLOOR



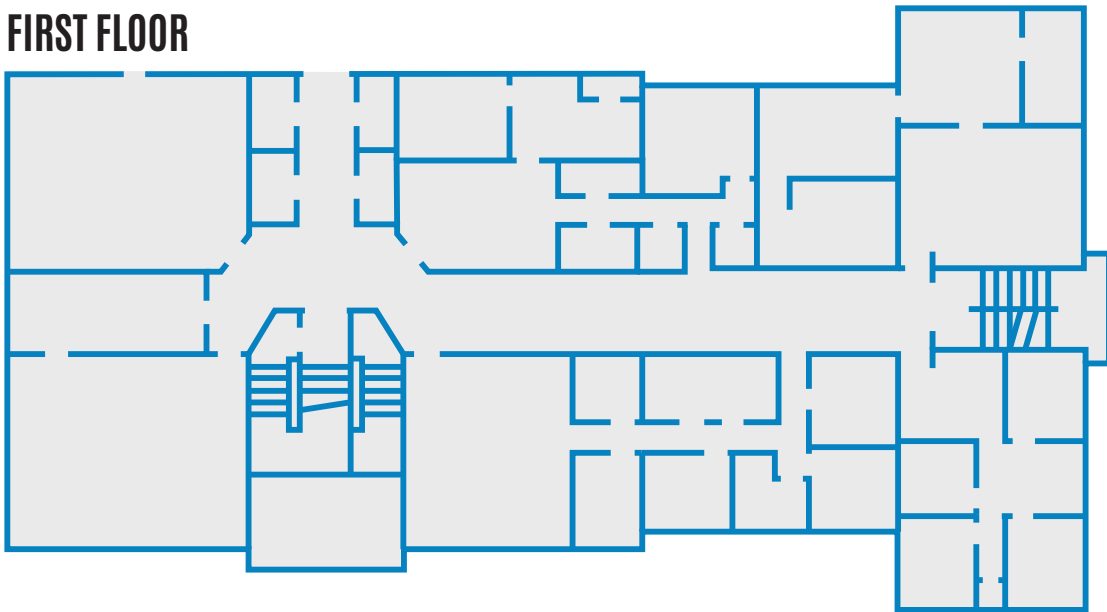


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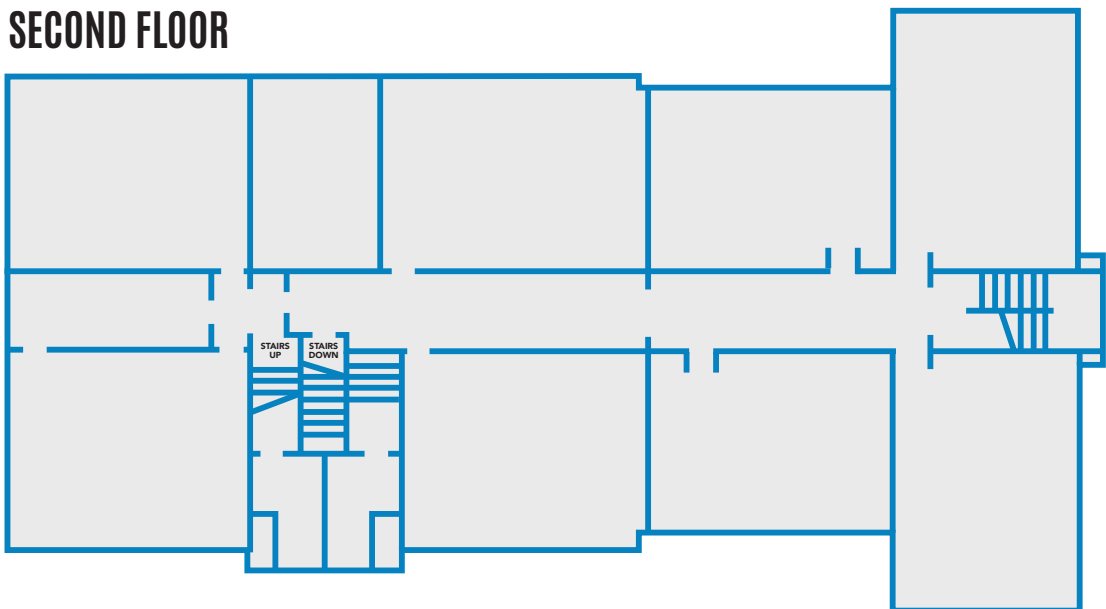
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**FIRST FLOOR**

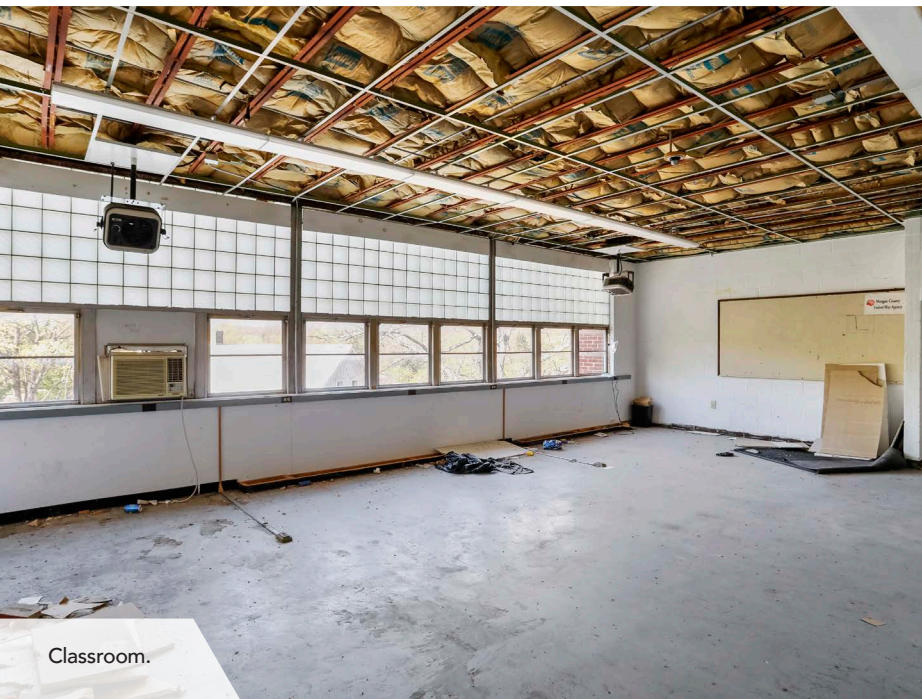


**SECOND FLOOR**

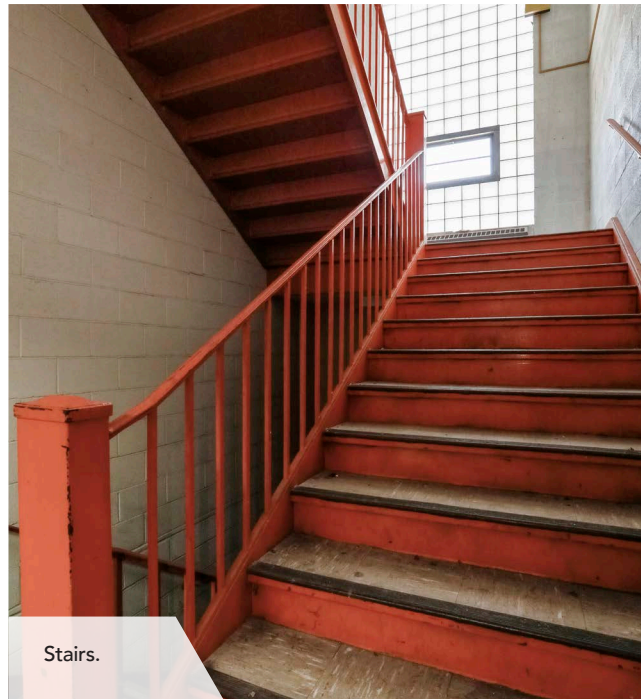




# INTERIOR PHOTOS



Classroom.



Stairs.



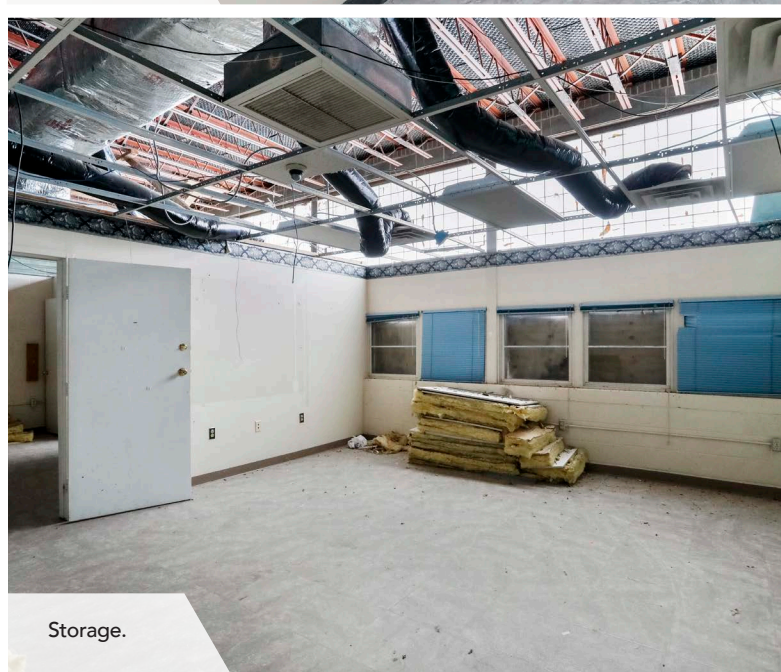
Hallway.



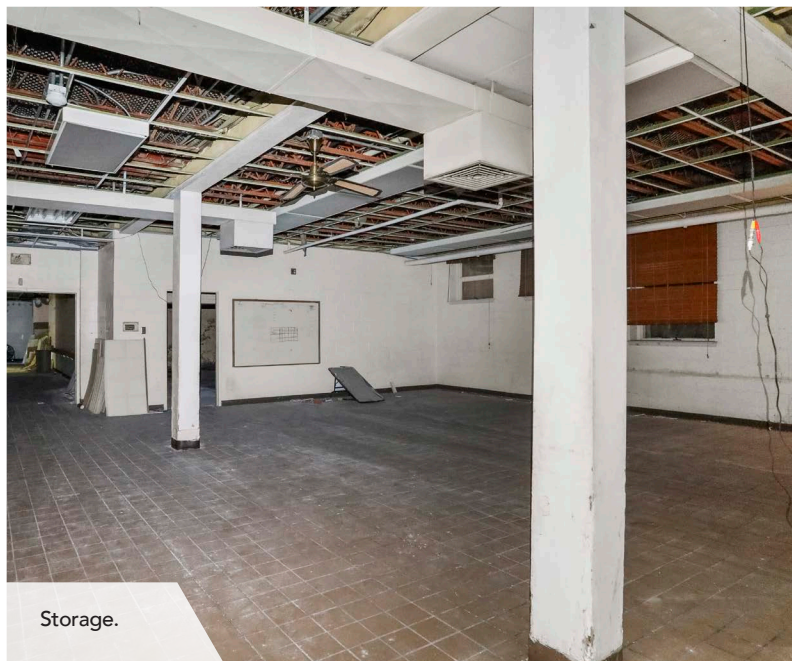
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Hallway.



Storage.



Storage.



# EXTERIOR PHOTOS



Front of Building.



Back Exit/Entrance of Building.



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Parking lot/Back of Building.



# AERIALS



Overhead View.



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Aerial Facing Southeast.



Aerial Facing Northwest.



# AERIALS





**FOR SALE**

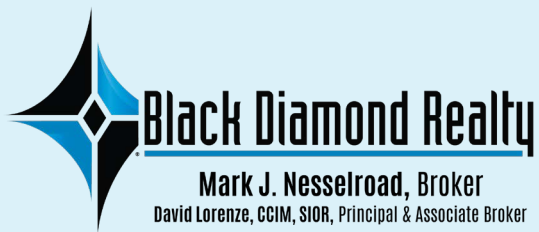
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Aerial Facing West.





# CONTACT

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