

Goldman Associates, Inc.

Commercial and Industrial Real Estate

1014 Bridge Road - P. O. Box 271
Charleston, West Virginia 25321

Telephone (304) 343-5695
FAX (304) 343-5694

Listing Agreement

Property Address:	1320 & 1322 Smith Street Charleston, West Virginia 25301	Type Property:	Warehouse
Tax District:	Charleston East	Tax Map/Parcel:	18/243, 244 & 245
Legal Description:	Various Lots in the Reed & Hansford Subdivision	Deed Book/Page:	2772/744 2941/289
Building Size:	68,000 ± Square Feet	Lot Size:	29,890 Square Feet or 0.69 Acres

Site Description: The site is located on the north side of Smith Street, just east of its intersection with Morris Street. It is a level site that is at road grade with access to all public infrastructure. The property is not located within a high risk flood hazard area and is zoned C-10, General Commercial District. The property includes the adjacent parking lot with 17 spaces.

Improvement Description:

The improvements consist of two multi-story warehouse buildings containing 68,000 square feet that are connected. One warehouse is a three-story structure, while the other is a four-story structure. They are masonry structures originally constructed circa 1919. The buildings have post and beam exposed brick interiors. The buildings have been used as a furniture warehouse for a century. The buildings feature interior loading docks, freight elevators and are fully sprinklered. Ceiling heights vary between 10' to 13' and portions are equipped with HVAC systems.

Listing Agent: Jay Goldman **Sale Price:** \$825,000.00

