



PREMIER PROPERTIES
By Barbara Alexander, LLC

COMMERCIAL DIVISION

304-594-1519

www.move2wv.com

*North Central West Virginia's
Leaders in Real Estate!*

Howard Hanna Premier Properties
by Barbara Alexander, LLC
2800 Cranberry Square
Morgantown, West Virginia
304-594-0115
www.move2wv.com

315 Nolan &/or 301-317 East Brockway Ave (Route 7), Morgantown, WV

**ATTENTION
Developers**

0.40 to 1.13 Ac+/-

B-2 Zoning

**Level Site for
Redevelopment**

City Bus Route

Walking Distance

**Fronts 2
City Streets**

**All Utilities
Available**

**0.40 @ \$450,000
0.73 @ \$375,000**

**Total 1.13 acres
\$825,000**



- 0.40 to 1.13 acres +/-
- WV Route 7
- Near Downtown
- Convenient to I-68
- All Utilities Available
- City Streets along front and rear of property
- Level Site
- 175 feet of Road Frontage

Developers- Commercial land along Route 7 between Downtown and Sabra-ton for redevelopment. Land is level with streets bordering front and rear of property. There are a total of 5 parcels for a combined 1.13 acres +/- . The parcels are level and improved with 2 residences & several other structures. This site might qualify for the HubZone. Can buy separate or combined. Additional properties may be available from other owners. Property is improved but being sold as land for redevelopment. Call listing agent for more details.





Boundaries are not accurate & for visual estimate only!

Google e

39°37'28.16" N 79°56'44.65" W elev 830 ft eye e







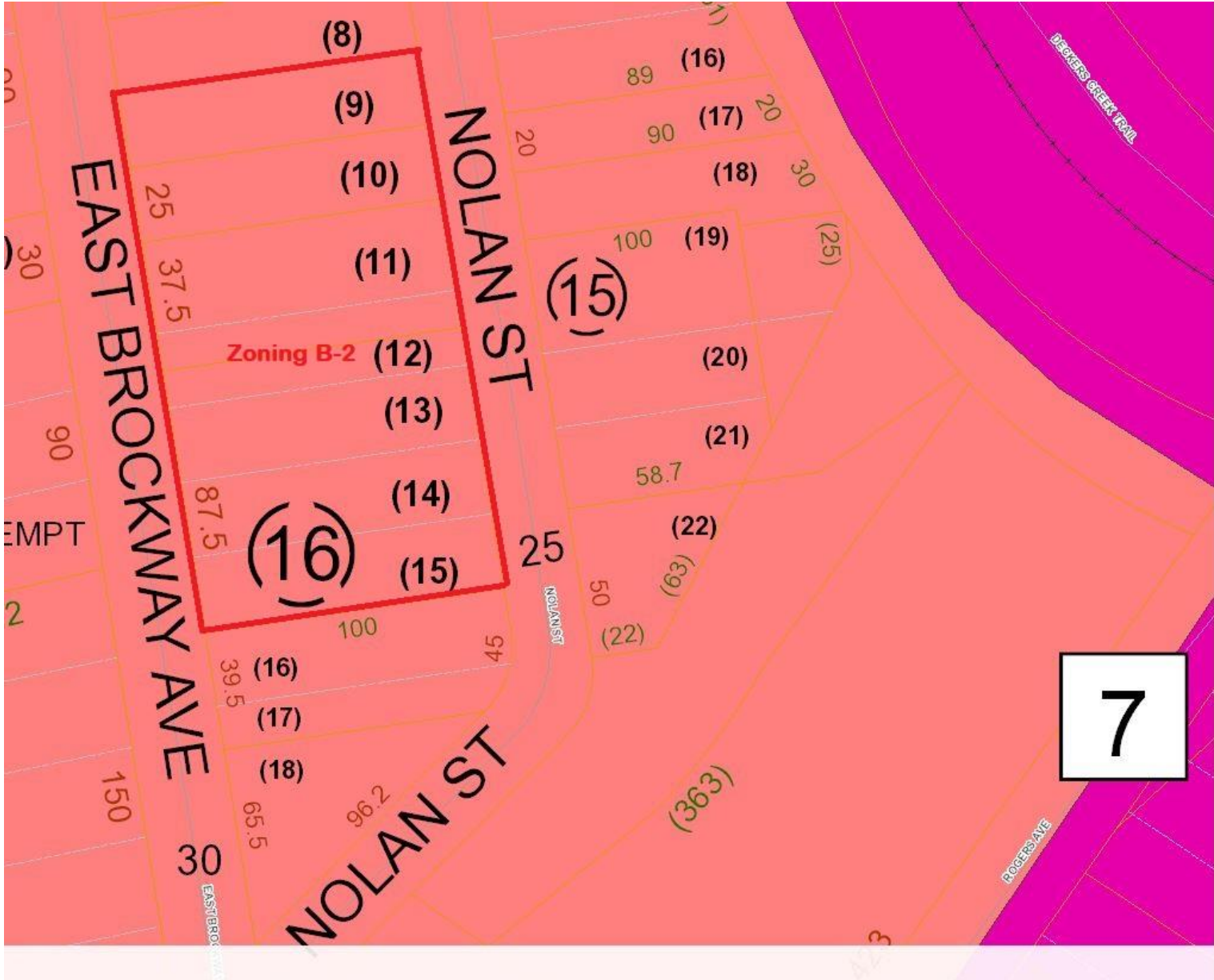






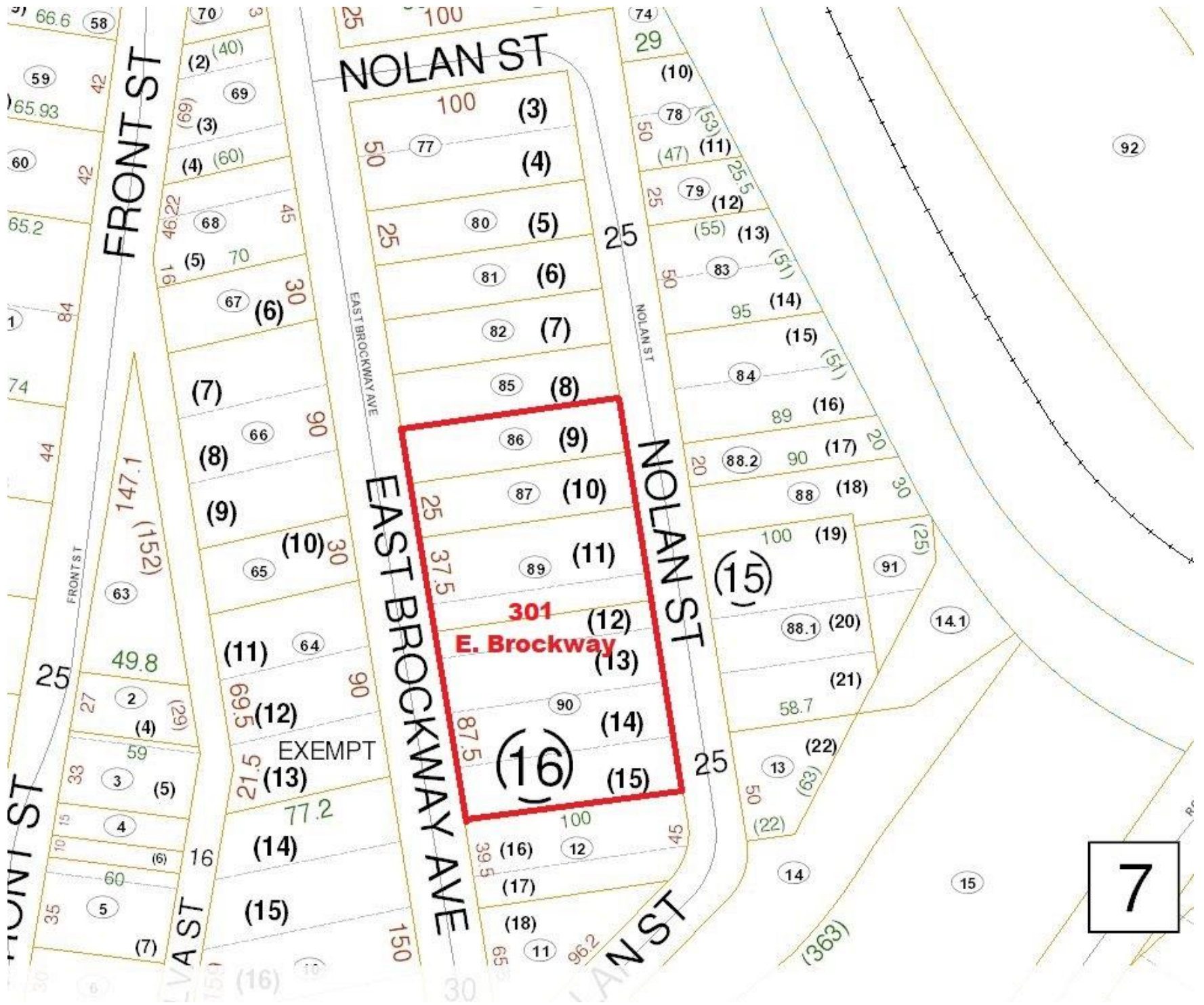






7

- Contour10ft
- MajorRoads
 - INTERSTATE
 - STATE HWY
 - US HWY
- Roads
- TaxDistricts
- TransmissionLines
- FloodZones
- MajorWater
- StateForest
- SurroundingCounties
 - Fayette, PA
 - Greene, PA
 - Harrison
 - Marion
 - Preston
 - Taylor
 - Wetzel
- IncorporatedPlace
- DistrictNames
- Morgantown Districts
- Morgantown Zoning
 - R-1: Single Family Residential District
 - R-1A: Single Family Residential District
 - R-2: Single and Two Family Residential District
 - R-3: Multi-Family Residential District
 - PRO: Professional, Residential, and Office District
 - B-1: Neighborhood Business District
 - B-2: Service Business District
 - B-4: General Business District
 - B-5: Shopping Center District
 - O-1: Office and Institutional District
 - I-1: Industrial District
 - PUD: Planned Unit Development District
- West_Run_Update



7

(7)

(8)

90

EAST BROCKWAY AVE

EAST BROCKWAY AVE

(8)

(9)

20

NOLAN ST

(9)

(10)

(10) 30

25 37.5

(11)

(15)

Measurement Result

0.41 Acres

(12)

(13)

(12)

EXEMPT

(14)

(13) 21.5

87.5

(16)

(15)

25

77.2

100

50

16

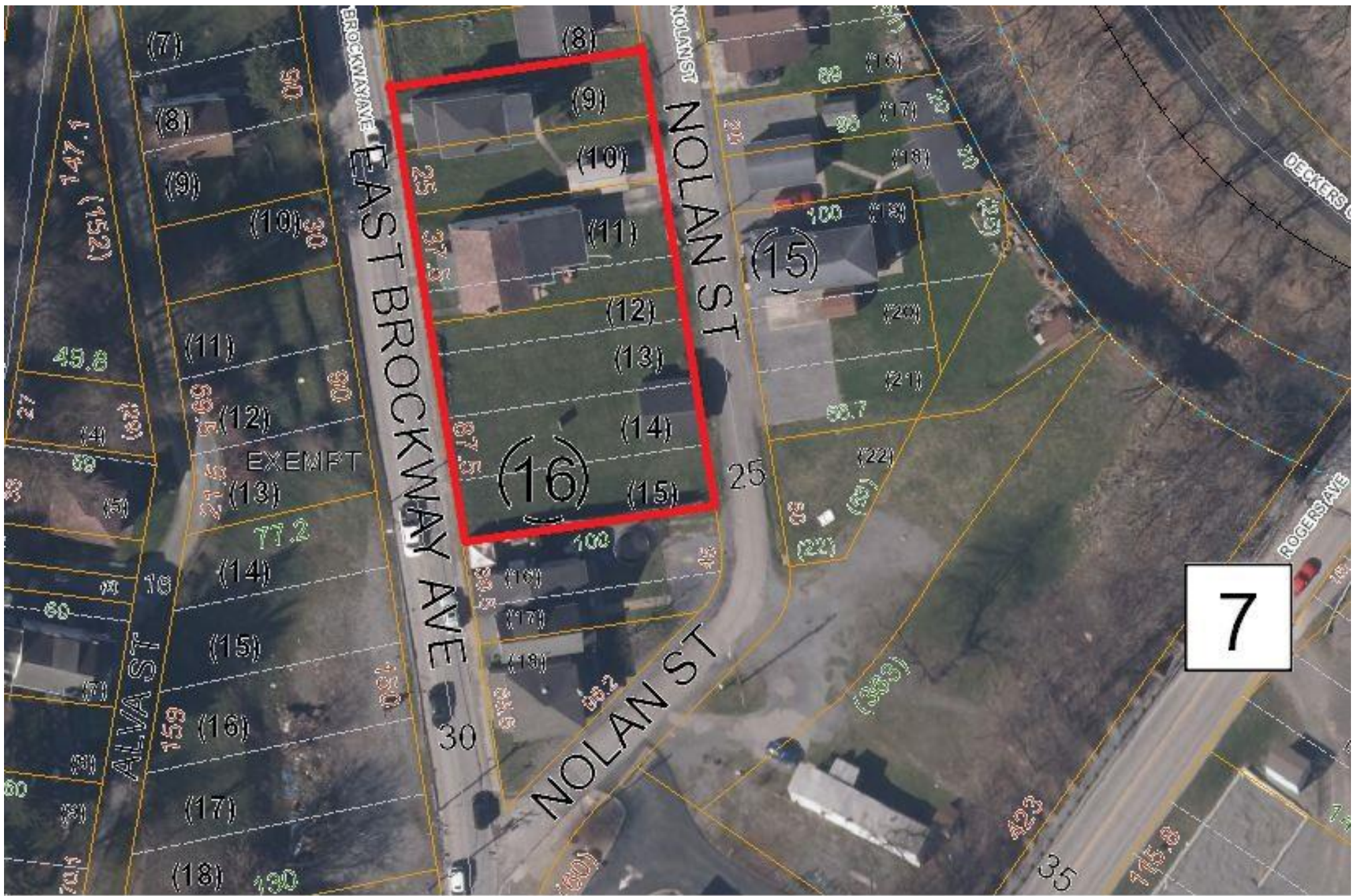
(14)

(16) 39.5

45

(2)

(17)





0.737 Acres

301

307

311

Pizza Hut

Google earth

Boundaries are not accurate & for visual estimate only!

© 2015 Google

1988

39°37'28.16" N 79°56'44.65" W elev 830 ft eye alt 1946 ft



315 Nolan

0.737 Acres

Rogers Ave

Nolan St

Pizza Hut

7

301

317







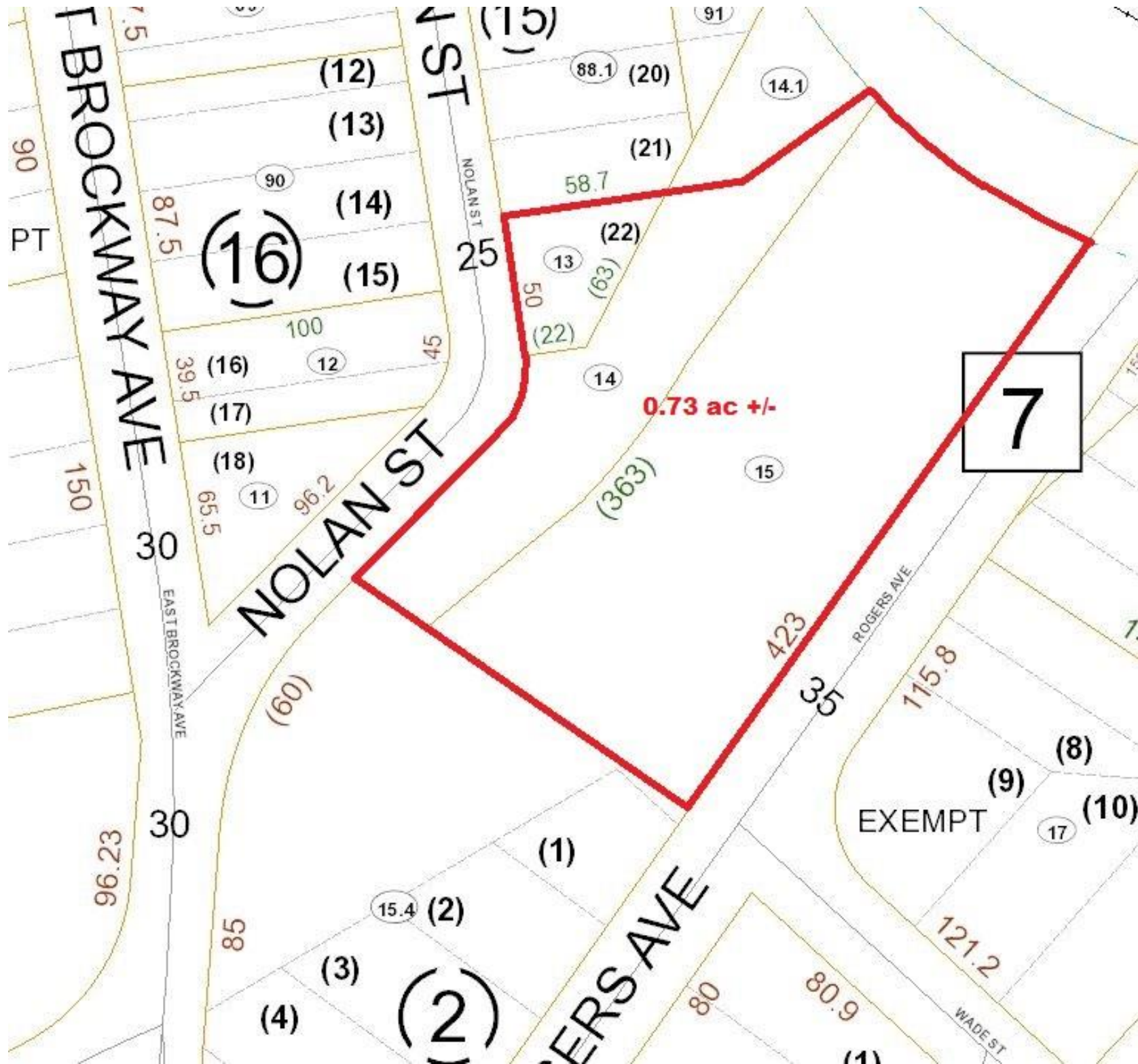
©Property of NCWV MLS



©Property of NCWV MLS







0.73 ac +/-

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EXEMPT

T BROCKWAY AVE

NOLAN ST

ROGERS AVE

ROGERS AVE

WADE ST

(16)

(2)

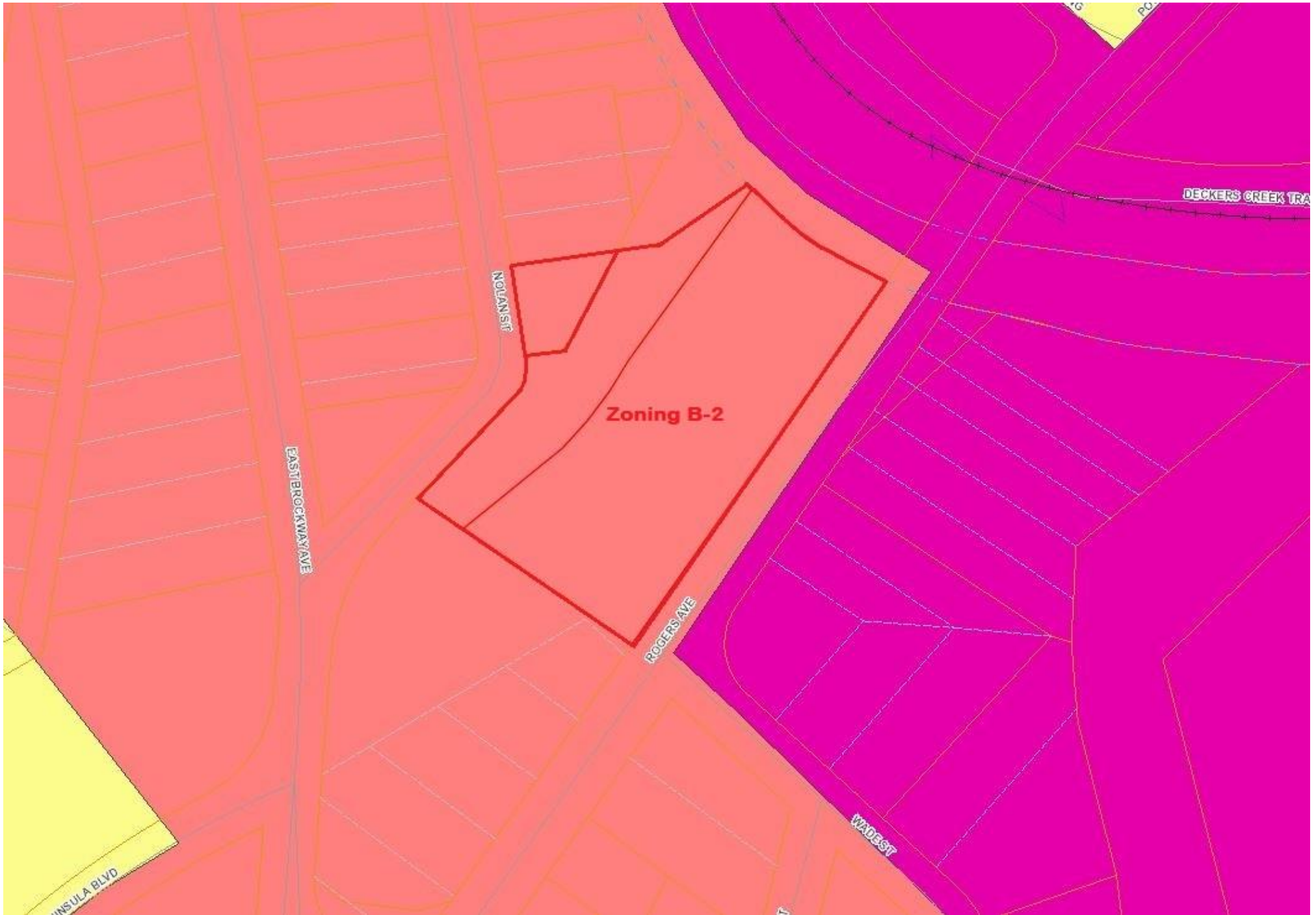
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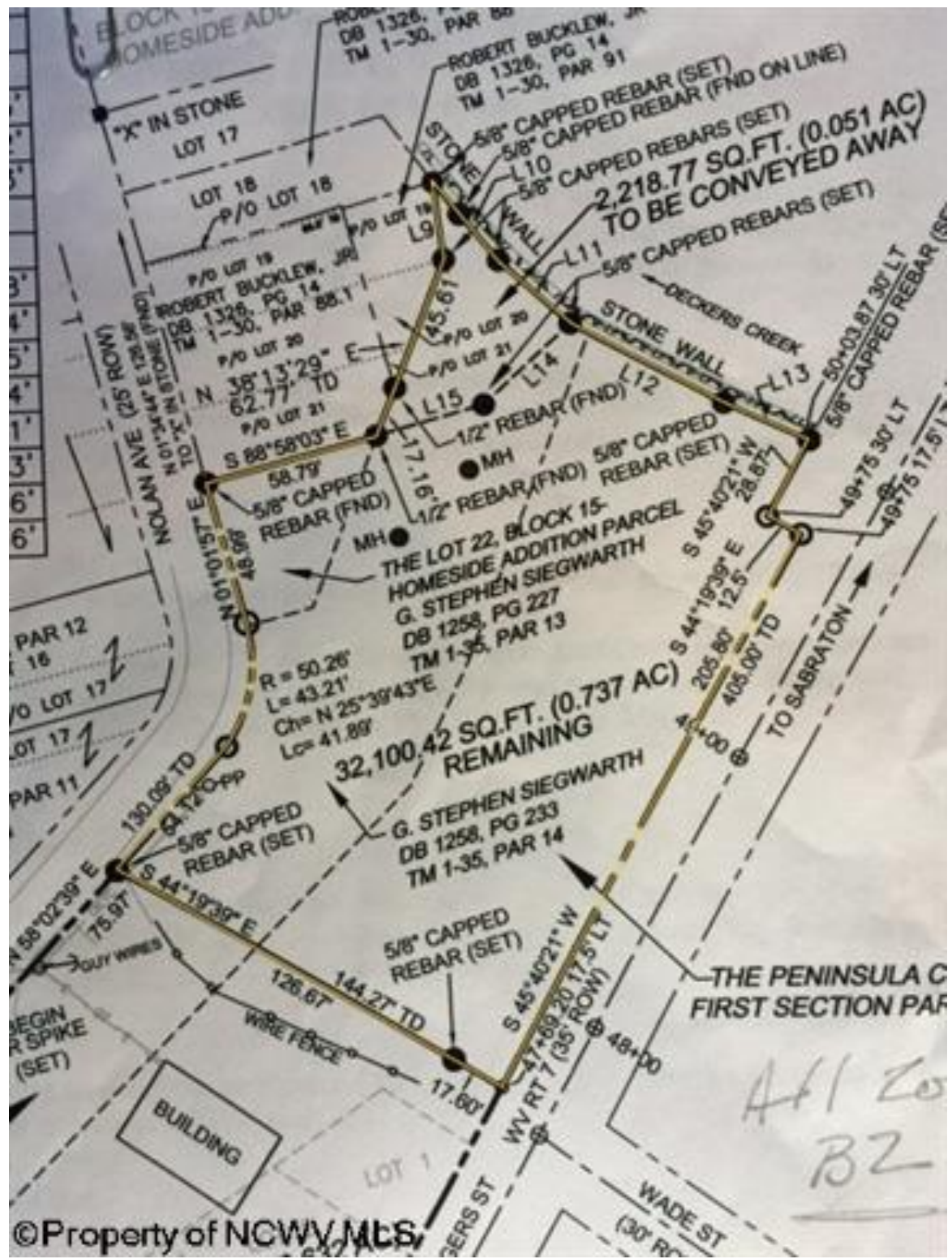
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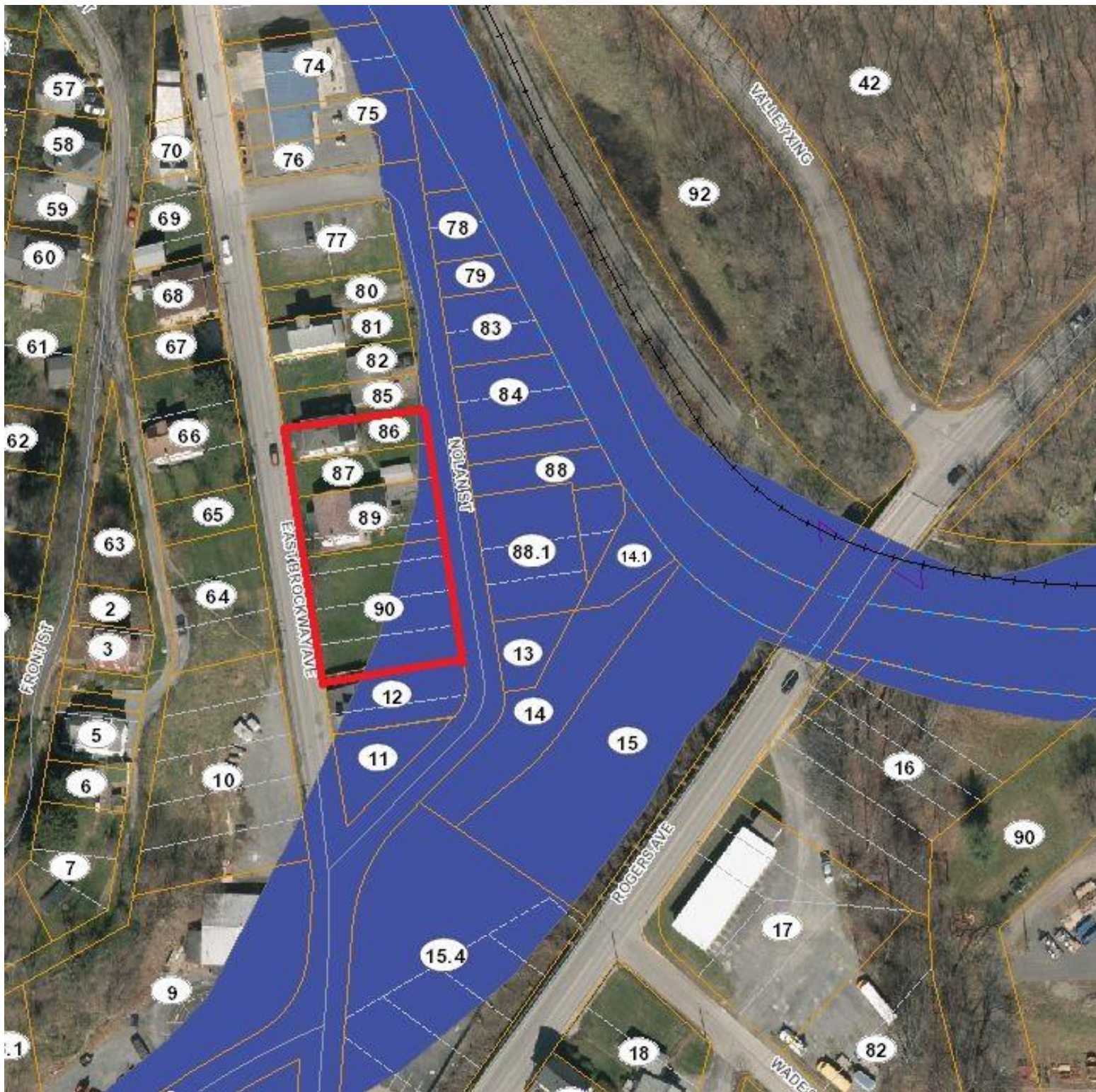
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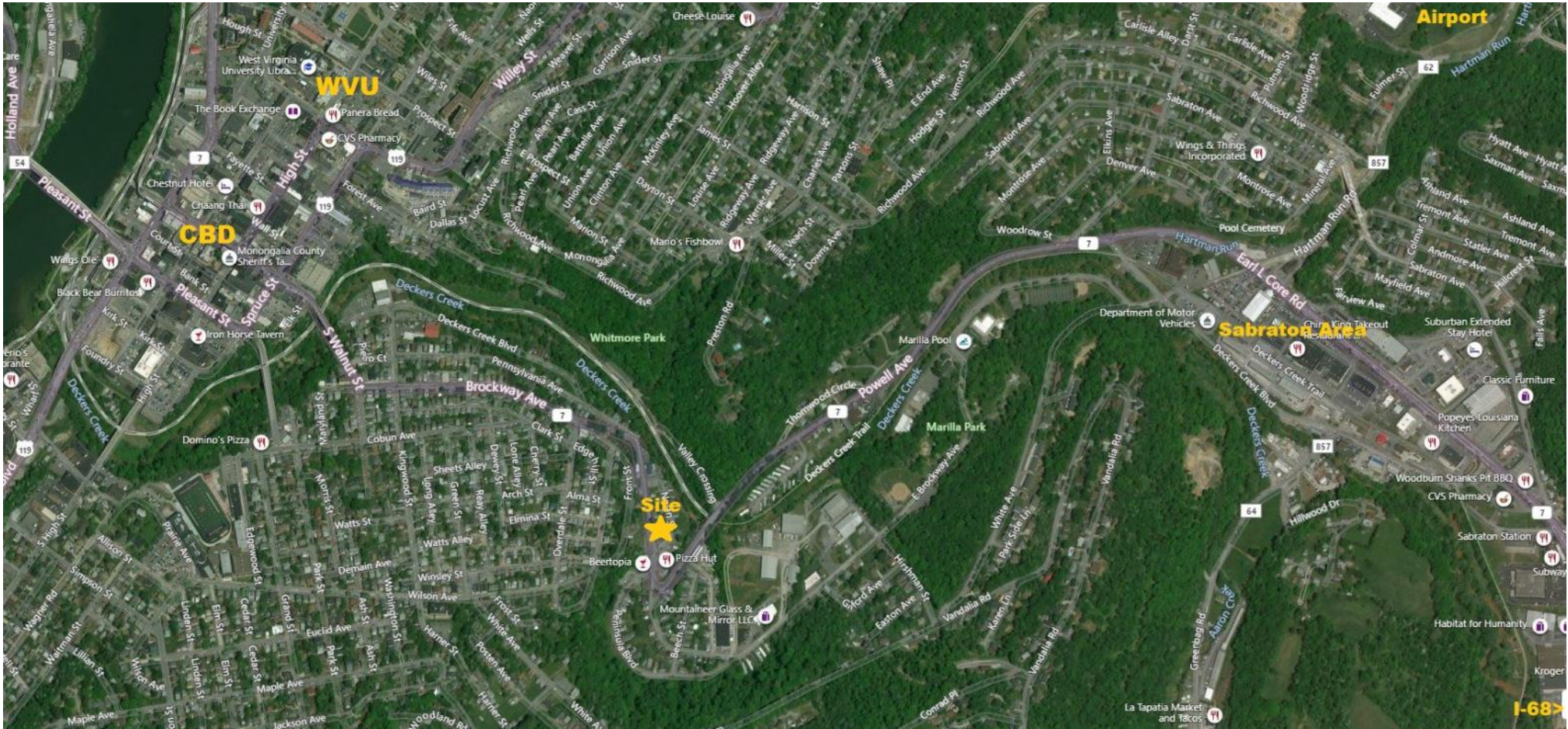
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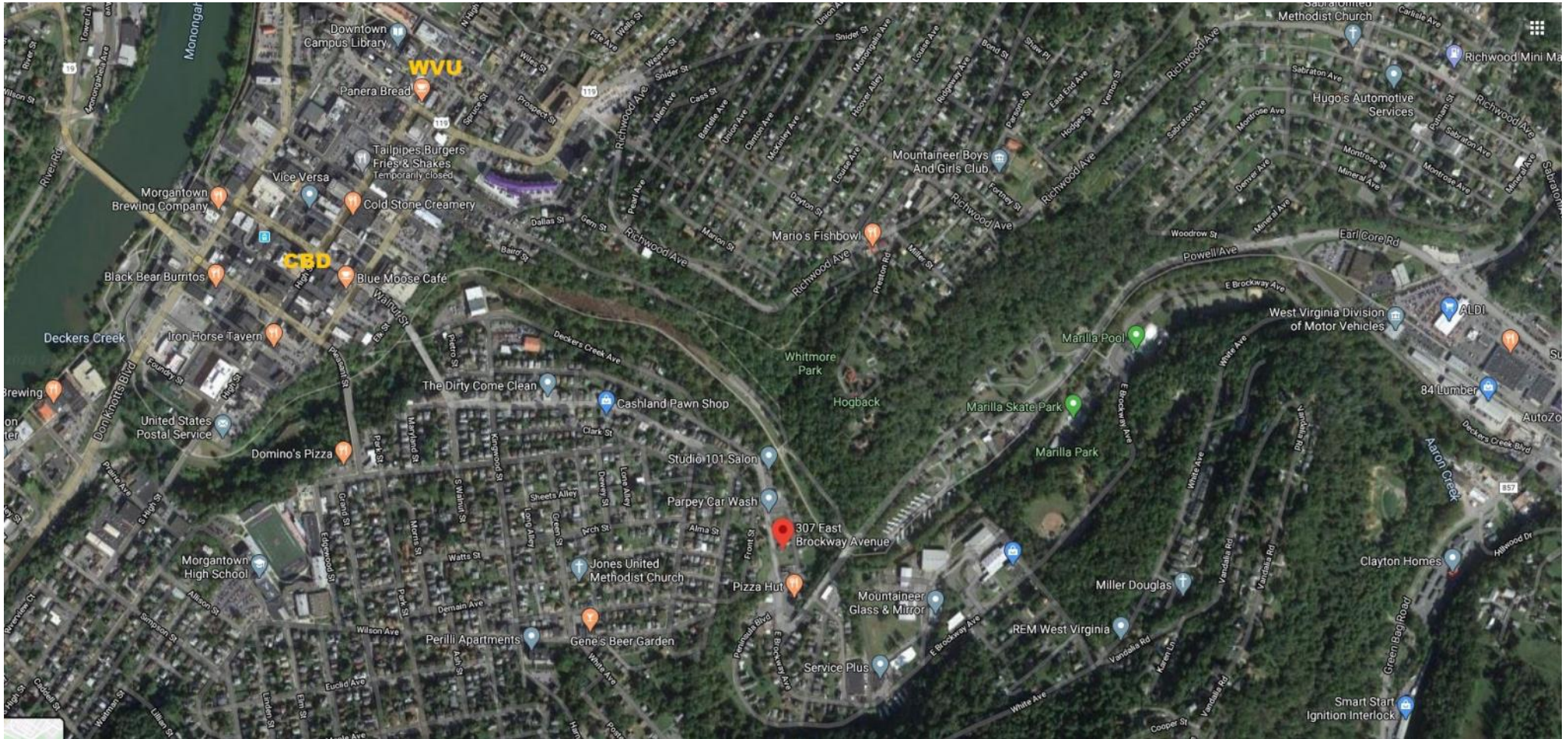




At 20
B2









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At Howard Hanna Premier Properties by Barbara Alexander, LLC we strive to bring the best service to our clients utilizing a wide variety of tools, media, technology, and our national network of commercial brokers, companies and resources.

