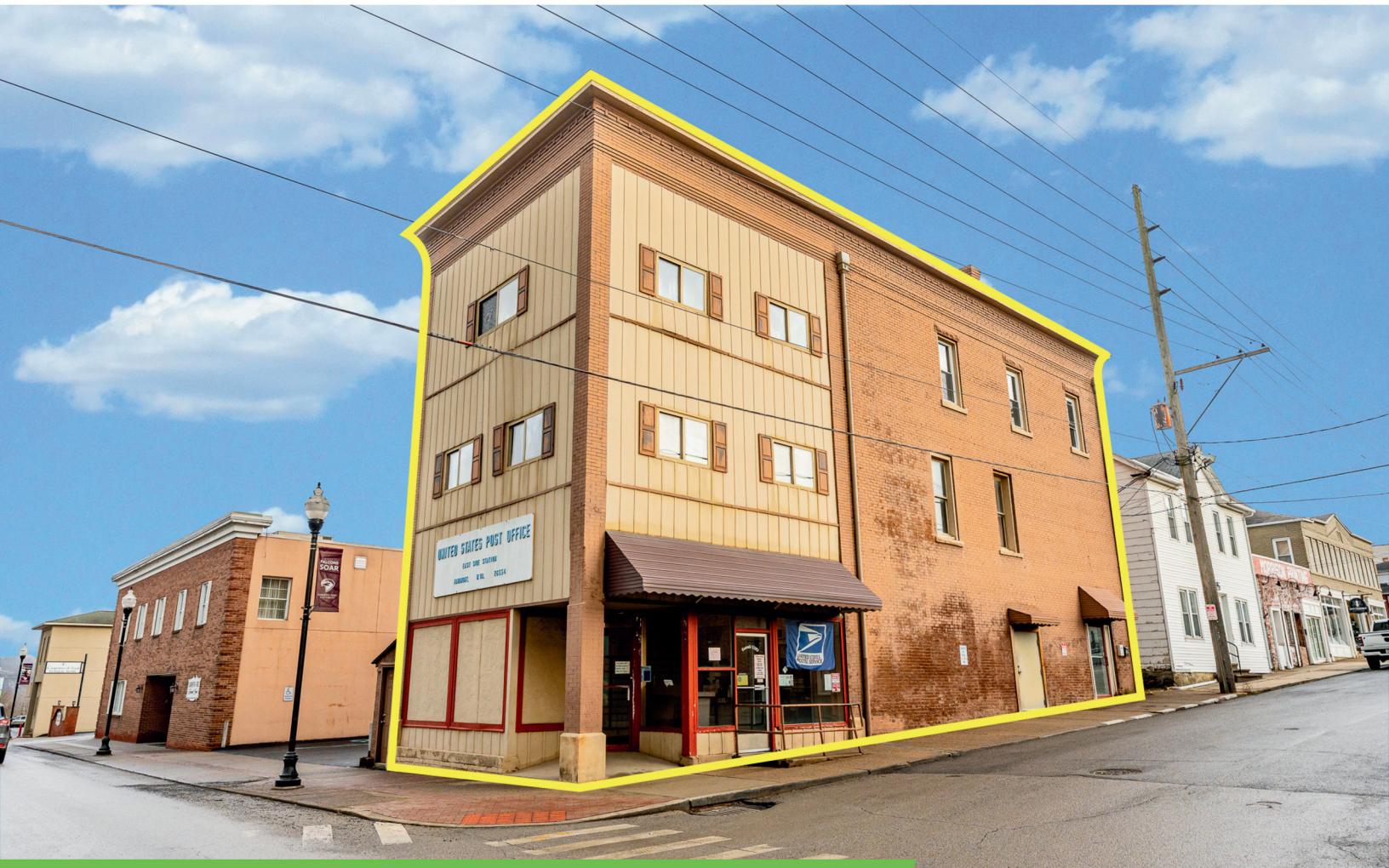




Black Diamond Realty

Mark J. Nesselroad, Broker
David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR SALE



MULTI-TENANT BUILDING / INVESTMENT OPPORTUNITY

215 Merchant Street

Fairmont, WV 26554



Anna Carrier

Associate / Salesperson

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215 Merchant Street, Fairmont, WV 26554

SALE PRICE	\$240,000
BUILDING SIZE	6,632 (+/-) SQ FT
PARKING	Off-Street Paved Parking Lot
CITY LIMITS	Inside
DISTANCE TO INTERSTATE	1.5 Miles From I-79, Exit 136

BUILDING DETAILS

Located at the prominent corner of Market and Merchant Streets, just off the Fairmont Gateway Connector and approximately 1.5 miles from I-79, Exit 136, 215 Merchant Street in Fairmont, WV presents a compelling investment opportunity now available for sale. This three-story, multi-tenant building totals 6,632 (+/-) square feet on 0.039 acre and features a strong anchor tenant, with the U.S. Postal Service occupying the first floor. A tenant currently occupies the third-floor apartment space, providing existing residential income. Once renovated, the second floor could be utilized as either professional office space or an additional apartment, offering flexible use and value-add potential. Located across from the growing Palatine Park area this asset is well positioned for long-term value creation.



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