

## ALL FIELDS DETAIL



**MLS #** 10151541  
**Class** Commercial/Industrial  
**Type** Mixed Use  
**Area** Marion/Fairmont  
**List Price** \$214,800  
**Address** 219 Jefferson Street  
**City** Fairmont  
**State** WV  
**Zip** 26554  
**Status** Active  
**Sale/Lease** For Sale  
**IDX Include** Y



### GENERAL

<b>FIPS</b>	54049	<b>VOW Include</b>	Yes
<b>VOW Address</b>	Yes	<b>VOW Comment</b>	Yes
<b>VOW AVM</b>	Yes	<b># of Stories</b>	2.00
<b>Agent</b>	DENNIS FINAMORE - Cell: 304-365-2484	<b>Listing Office 1</b>	D.G. FINAMORE & ASSOC. LLC - Office: 304-816-3091
<b>Listing Date</b>	10/16/2023	<b>Expiration Date</b>	4/16/2024
<b>List Type</b>	Exclusive Right to Sell	<b>Commission Split</b>	2.43
<b>Property ID No.</b>	54049-24-03-1-0224.0001	<b>Owner Name</b>	VLR LLC
<b>Directions</b>	From Adams St Downtown Fairmont, take Jefferson St towards the Million Dollar Bridge. Office is on right.	<b>Possession</b>	at closing
<b>Minimum Deposit</b>	2000	<b>County Code</b>	Marion
<b>District</b>	Fairmont City	<b>Zoning</b>	Business/Professional Office
<b>Map Page</b>	03-1	<b>Parcel #</b>	224.1
<b>Deed Book</b>	1130	<b>Deed Page</b>	49
<b>Legal Description</b>	PCLS A & C (2007.9 SQFT) JEFFERSONST (PLAT 1121-804)	<b>Agent Hit Count</b>	101
<b>Client Hit Count</b>	2	<b>Lockbox #</b>	33506887
<b>Office SqFt</b>	1,040	<b>Warehouse SqFt</b>	0
<b>Retail SqFt</b>	0	<b>Industrial SqFt</b>	0
<b>Residential SqFt</b>	1,040	<b>Total SqFt</b>	2080
<b>Lot SqFt</b>	1,840	<b>Frontage Feet</b>	46
<b>Lot Dimension</b>	46x40	<b>Zoning Description</b>	business
<b>Year Built</b>	1890	<b># of Units</b>	2
<b># of Restrooms</b>	2	<b># of Elevators</b>	0
<b># of Docks</b>	0	<b># of Overhead Doors</b>	0
<b># of Tenants</b>	1	<b>Percent Leased</b>	50.000000
<b>Handicap Modified</b>	No	<b>Ceiling Height</b>	8.000000
<b>Divisible</b>	No	<b>Expandable</b>	Yes
<b>Business Included</b>	No	<b>Current Use</b>	office and residential rental
<b>Update Date</b>	10/25/2023	<b>Status Date</b>	10/22/2023
<b>HotSheet Date</b>	10/22/2023	<b>Price Date</b>	10/20/2023
<b>Board ID</b>	Fairmont BOR	<b>Input Date</b>	10/17/2023 10:42 PM
<b>Associated Document Count</b>	0	<b>Original Price</b>	\$214,800
<b>Days On Market</b>	128	<b>Days On MLS</b>	127
<b>Price Per SQFT</b>	\$103.27	<b>City Limits</b>	Yes
<b>Gate Code</b>	No	<b>Lockbox</b>	Supra
<b>Photo</b>	Yes	<b>Geocode Quality</b>	Exact Match
<b>Picture Count</b>	19	<b>Input Date</b>	10/17/2023 10:42 PM
<b>Update Date</b>	10/25/2023 7:34 PM		

### FEATURES

<b>EXTERIOR FEATURES</b>	<b>FOUNDATION</b>	<b>LOCATION</b>	<b>WATER/SEWER</b>
Other	Block	Historic Area	City Sewer
<b>CONSTRUCTION</b>	<b>HEATING</b>	<b>LOT DESCRIPTION</b>	City Water
Brick	Central Heat	Zero Lot Line	<b>MISCELLANEOUS SEARCH</b>
<b>COOLING</b>	Forced Air	<b>PARKING</b>	Office Space < 2500 Sf
Central Air	Gas	1-5 Spaces	Business Opportunity
<b>ELECTRICITY</b>	<b>INTERIOR FEATURES</b>	<b>ROAD FRONTAGE</b>	<b>APPLIANCES INCL.</b>
100 Amps	Electric Stove Connection	Paved	Refrigerator
<b>FLOORING</b>	Washer Connection	City Street	<b>SHOWING INSTRUCTIONS</b>
Wood	Electric Dryer Connection	<b>ROOF</b>	Call List Agent

**FEATURES**

Vinyl	Rubber	ShowingTime
Laminate		

**FINANCIAL**

Tax Amount \$ \$1,128	Tax Year	2021
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**AGENT REMARKS**

**Agent Remarks** The office is currently vacant, and the upper level is rented month-to-month for \$800/month + utilities. The 2-bedroom apartment features a living room, full bath, and kitchen equipped with refrigerator, range, and stackable washer/dryer combo. One water meter services both the main-level office and upper apartment. Each level has its own gas meter and electric panel.

**REMARKS**

**Remarks** Elevate your business with this prime location in Fairmont's downtown Historic [Business] District, between the Marion County Courthouse and the Million Dollar Bridge. Attractive mirrored glass, high visibility, and close proximity to I-79. The upscale 1040 SF office interior features elegant decor and hardwood floors throughout. Stylish reception area with granite counters and sitting area. 2 attractive offices and a half bath. Street parking plus 4 dedicated spaces at the left side parking lot. Full unfinished basement for storage. On the upper level, a beautifully-remodeled 2 -BR apartment, which could be 3 additional offices, kitchen & full bath. Showcase your business here at 119 Jefferson St with its elegant expandable office space, 2-BR apartment on upper level, and convenient commute to city amenities including I-79.

**ADDITIONAL PICTURES**

