



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the bustling Parkersburg area. This impressive property boasts a substantial 157,969 SF building with 43 well-appointed residential units, 8 individual commercial spaces on the first level, and an attached parking garage, offering a lucrative investment for a variety of investors. Built in 1984, the property showcases timeless architecture, presenting a solid long-term asset. Located in a thriving community, this property holds immense potential for growth and development in a sought-after area.

PROPERTY HIGHLIGHTS

- 43 residential units + 8 commercial spaces (~25,000 sq ft)
- Attached parking garage (286 parking spaces)
- Built in 1984
- Prime location in Parkersburg

LOCATION DESCRIPTION

Just steps from the property, you'll find convenient amenities like shopping and dining at the Grand Central Mall, Parkersburg City Park, and beautiful golf courses. With easy access to the Ohio River for outdoor recreation and a bustling downtown area filled with entertainment and cultural attractions, Parkersburg offers the perfect blend of city convenience and small-town charm. Investors seeking a prime location for a mixed-use property will appreciate the potential for growth and the desirable lifestyle this area has to offer.

OFFERING SUMMARY

Sale Price	TBD by Market
Number of Units	43 Residential + 8 Offices
Building Type	Mixed-Use Mid-Rise
Lot Size	2.29 Acres

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