

1042 MORGANTOWN AVENUE
FAIRMONT, WV 26554

MIXED-USE INVESTMENT

FAIRMONT GATEWAY CONNECTOR

1042 MORGANTOWN AVENUE

SPEEDWAY BUSINESS PARK

EXIT 136



EXIT 137





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INVESTMENT OVERVIEW

1042 MORGANTOWN AVENUE

FAIRMONT, WV 26554

SALE PRICE / \$525,000

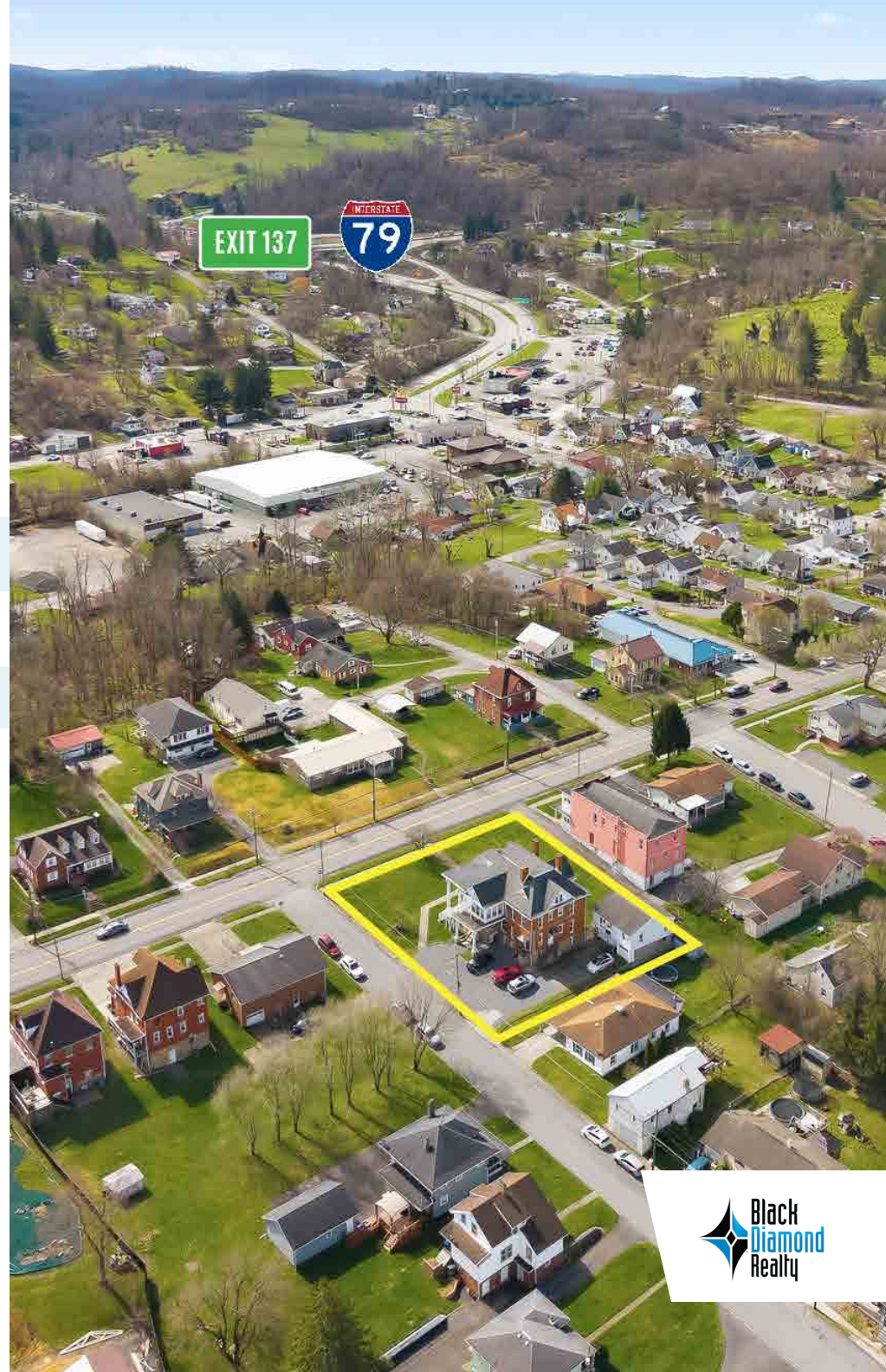
GROSS BUILDING SIZE / 8,063 SQ FT

GROSS LOT SIZE / 0.411 (+/-) ACRE

PERCENTAGE LEASED / 100%

Fully leased and delivering immediate income, 1042 Morgantown Avenue and 1042 1/2 Morgantown Avenue in Fairmont, WV present a strong investment opportunity. Built in 1926, this well-maintained property offers 8,063 (+/-) square feet and a diverse tenant mix. The asset includes two 3-bedroom, 1-bath residential apartments—one in the main building and one in the detached structure—alongside five second-floor office suites, one first-floor office, and a basement storage unit. Together, these components provide a stable, fully occupied income stream with built-in diversification.

Strategically positioned just 0.8 mile from I-79, Exit 137, this asset offers excellent accessibility, visibility, and long-term appeal. With this being fully leased, this property delivers immediate cash flow and strong upside in a growing corridor.



LEGAL DESCRIPTION / ZONING / PARCEL MAP

- Located within the city limits of Fairmont, WV
- Situated in the Fairmont Union Corp District of Marion County
- Property consists of one regularly shaped parcel
- Parcel identification: Fairmont Union Corp District, Map 4, Parcel 1
- Zoned Neighborhood Mixed Use, allowing for a variety of permitted uses



PARKING / ACCESS

The property offers one point of ingress and egress along Marion Street to a shared, gravel parking area. The parking lot offers approximately eight spaces for tenants and customers. Additionally, street parking is available along Morgantown Ave and Marion Street.

UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Mon Power
Gas	Hope Gas
Water	City of Fairmont
Sewer	City of Fairmont
Trash	Waste Management

FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to Caleb Wooldridge at cwooldridge@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.



Fully Leased Office Space.



Fully Leased Office Space.



Fully Leased Office Space.



Fully Leased Office Space Kitchen.





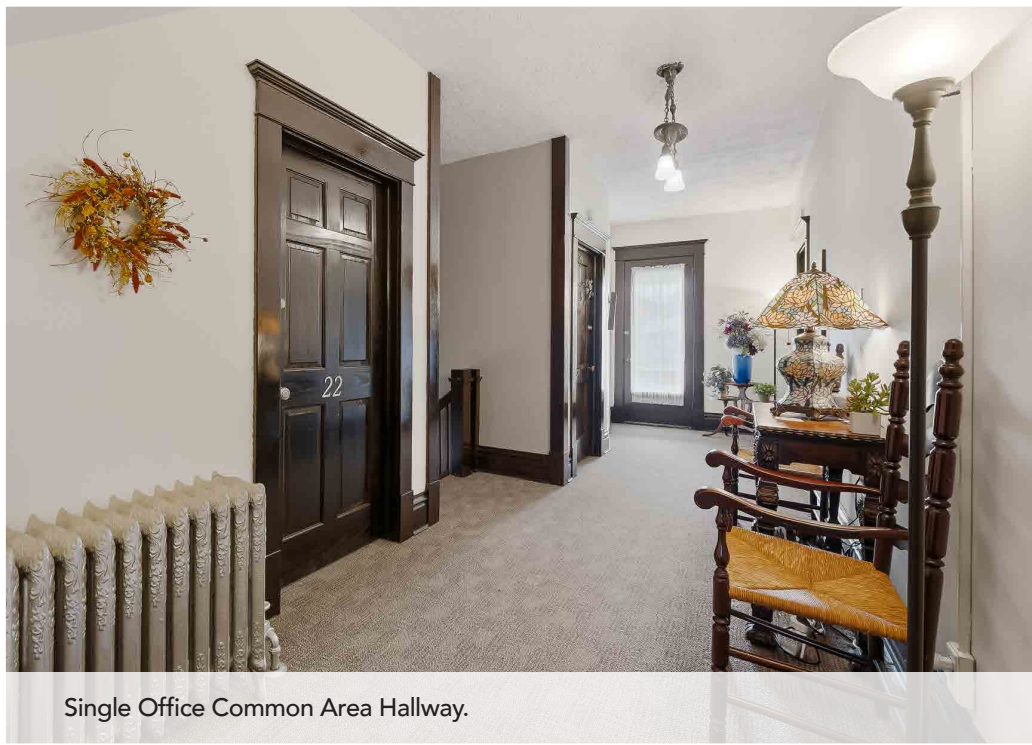
Fully Leased Office Space.



Fully Leased Office Space.



Entrance/Waiting Room for Single Office Suites.



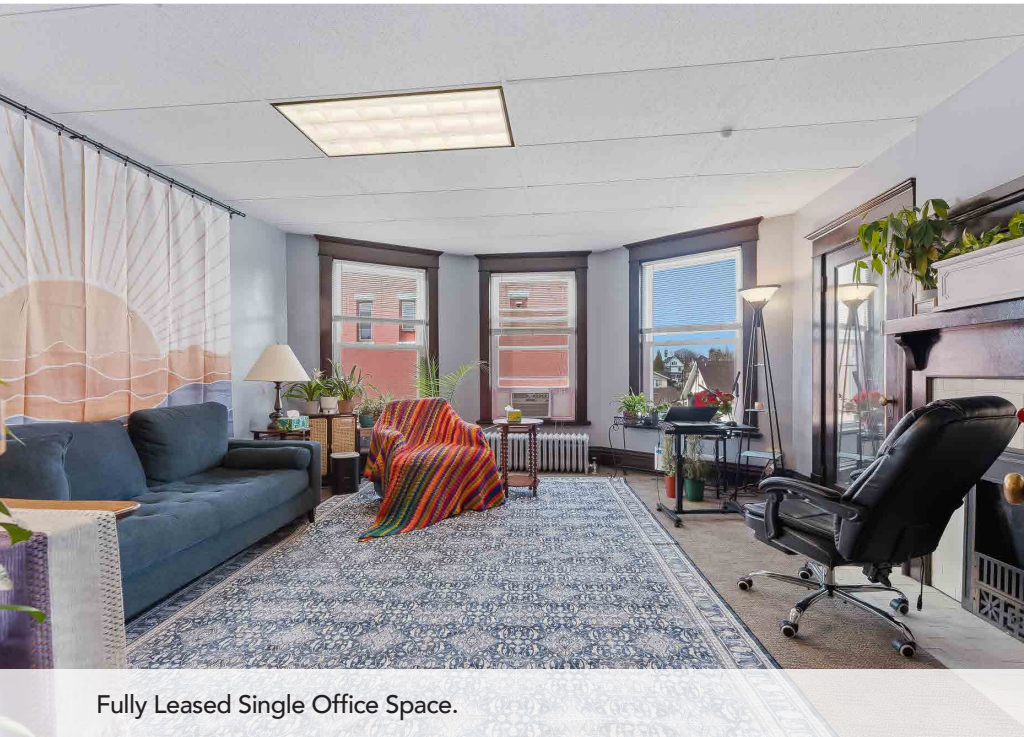
Single Office Common Area Hallway.



Fully Leased Single Office Space.



Fully Leased Single Office Space.



Fully Leased Single Office Space.



Single Offices Common Area Kitchen.

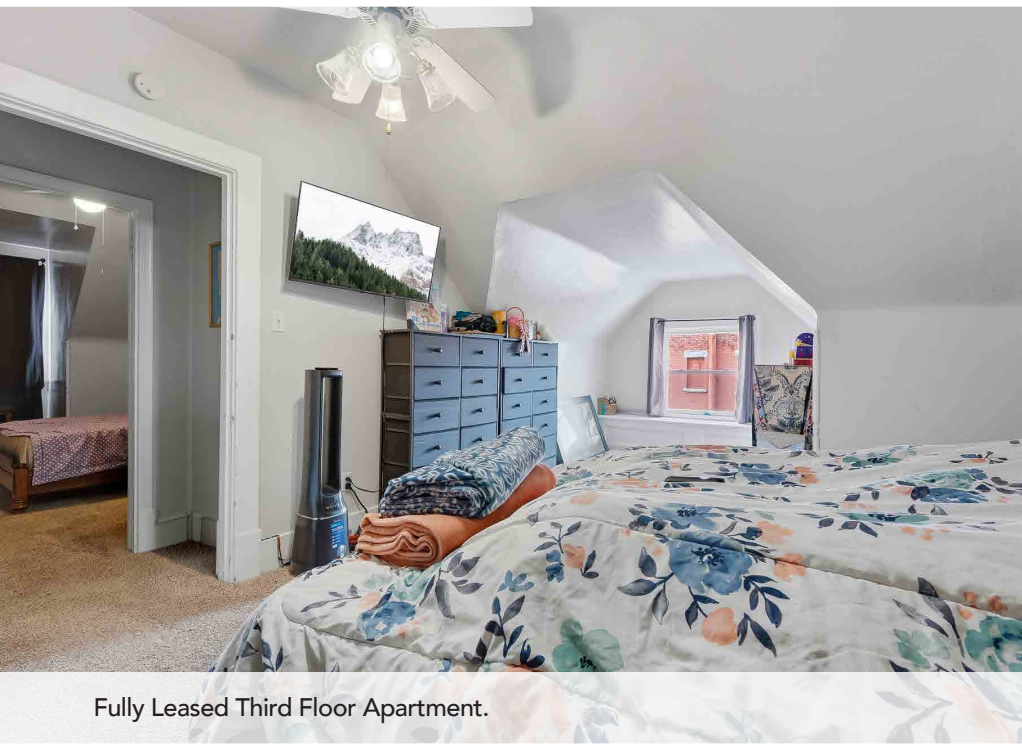




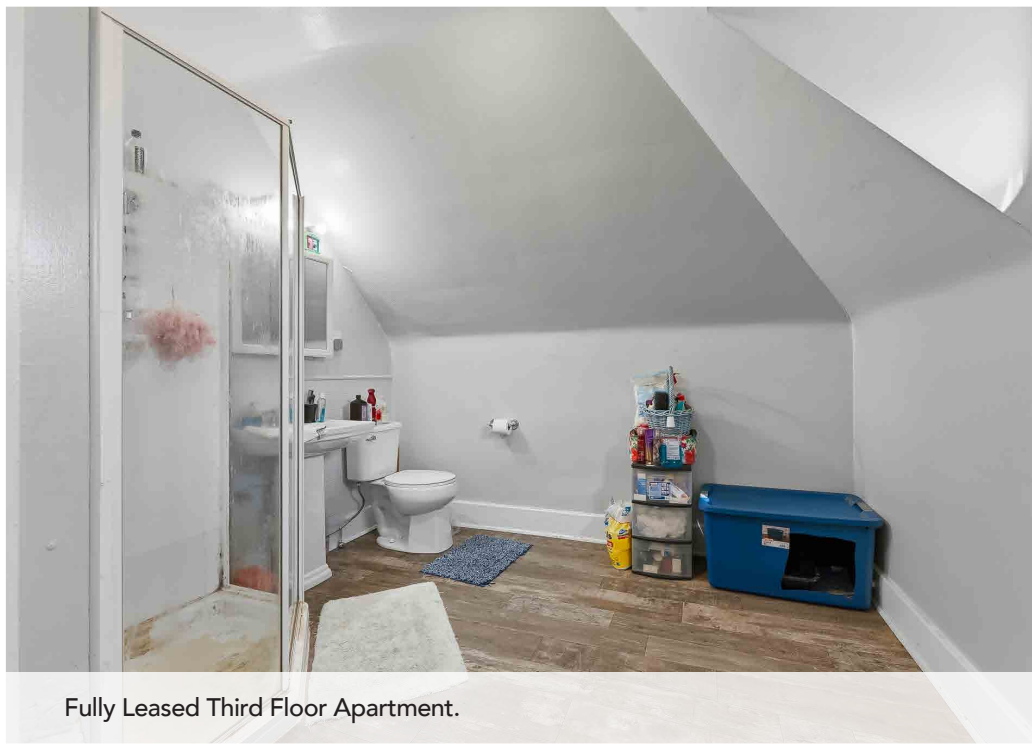
Fully Leased Third Floor Apartment.



Fully Leased Third Floor Apartment.



Fully Leased Third Floor Apartment.



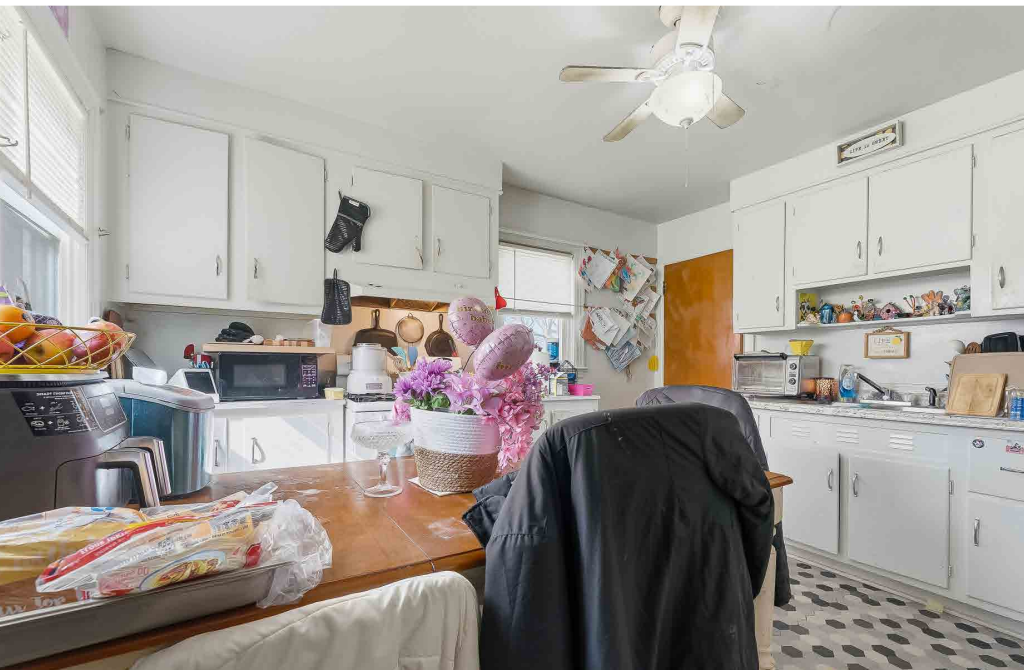
Fully Leased Third Floor Apartment.



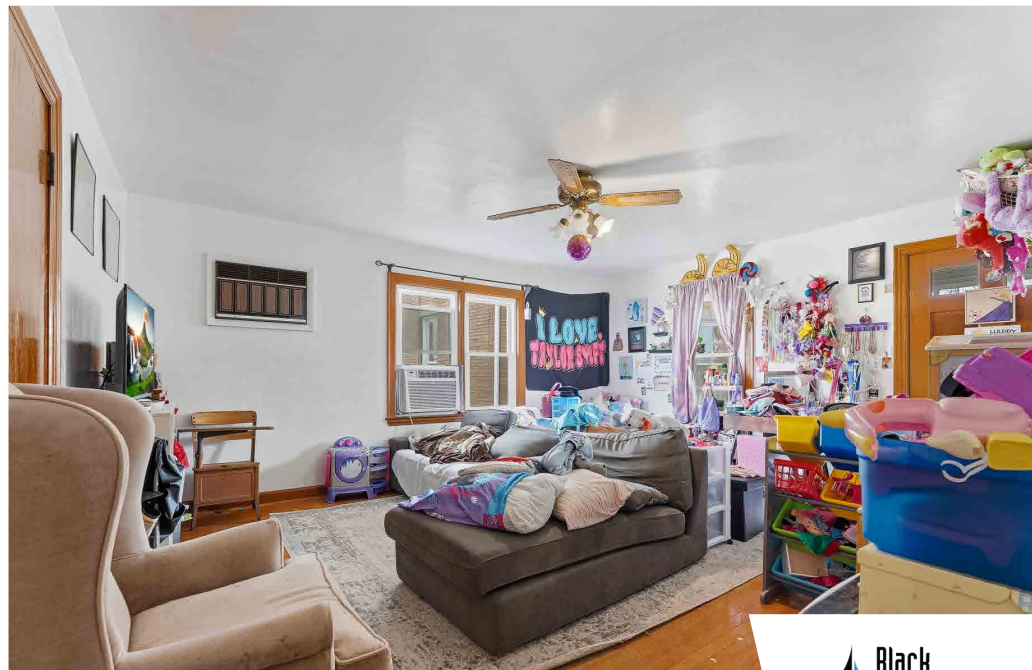
Main Building Basement.



Main Building Basement (Partially Leased).



Fully Leased Apartment (Above Detached Garage).



Fully Leased Apartment (Above Detached Garage).

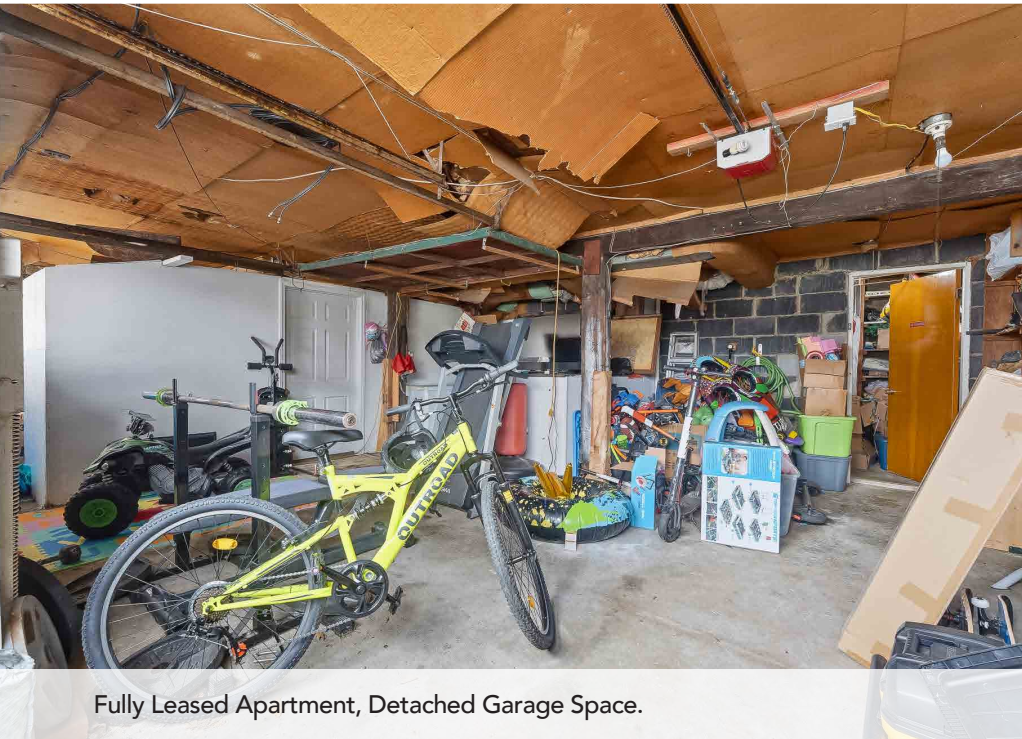




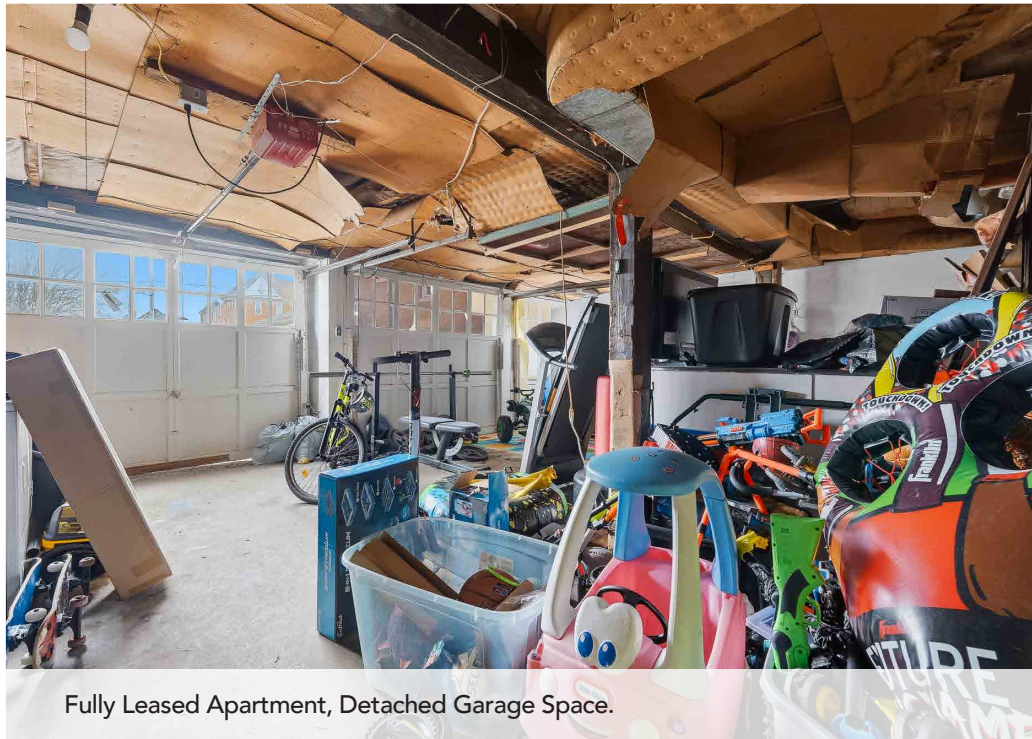
Fully Leased Apartment (Above Detached Garage).



Fully Leased Apartment (Above Detached Garage).



Fully Leased Apartment, Detached Garage Space.



Fully Leased Apartment, Detached Garage Space.



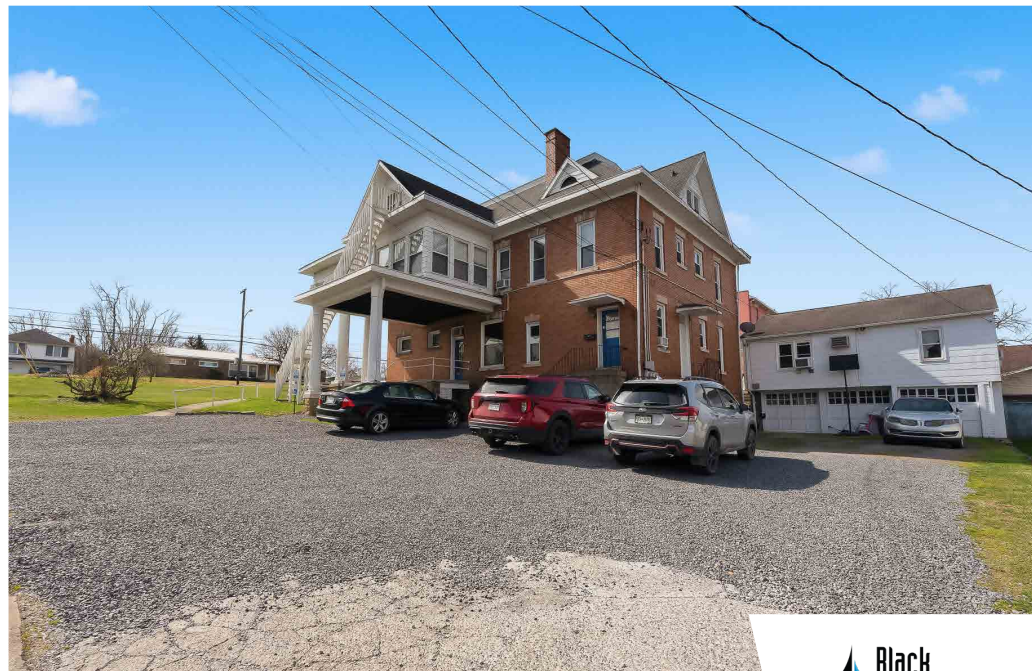
Exterior View from Morgantown Ave.



Front Porch.



Exterior View from Morgantown Ave.



Parking Area.





Detached Building.



Side View of Main Building.



Side View of Main Building.



Detached Building.

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



24,521

Total
Population



891

Businesses



24,811

Daytime
Population



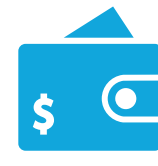
\$160,417

Median Home
Value



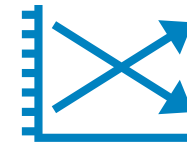
\$33,327

Per Capita
Income



\$60,044

Median
Household
Income



-0.2%

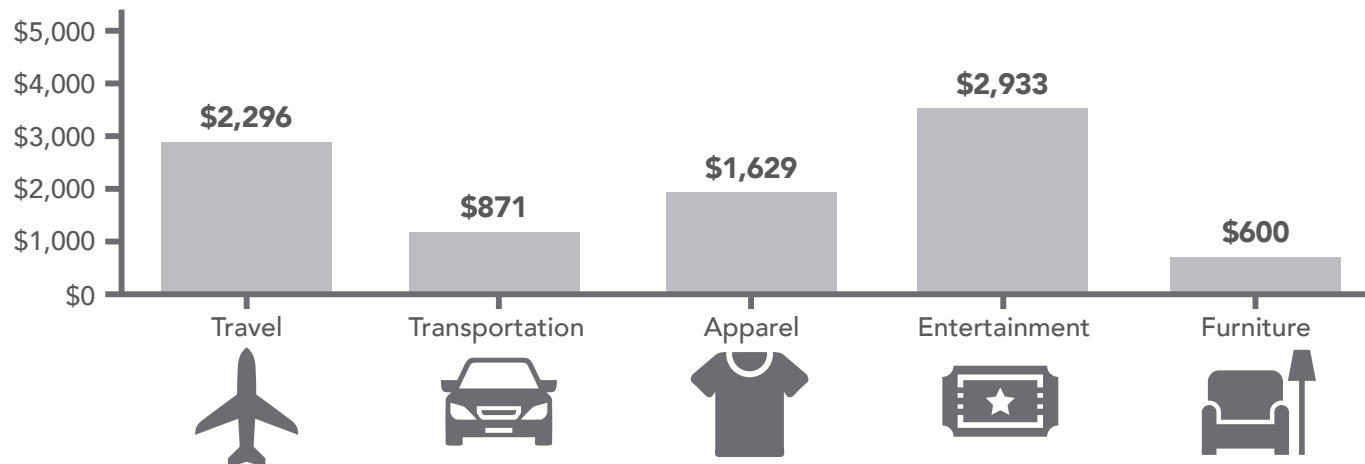
2025-2030
Pop Growth
Rate



11,991

Housing
Units (2020)

KEY SPENDING FACTS



5 MILE RADIUS



35,913

Total Population



1,131

Businesses



33,440

Daytime Population



\$172,709

Median Home Value



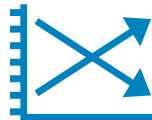
\$34,594

Per Capita Income



\$62,970

Median Household Income



-0.2%

2025-2030 Pop Growth Rate



17,175

Housing Units (2020)

10 MILE RADIUS



61,770

Total Population



1,776

Businesses



56,280

Daytime Population



\$187,747

Median Home Value



\$36,834

Per Capita Income



\$67,913

Median Household Income



-0.2%

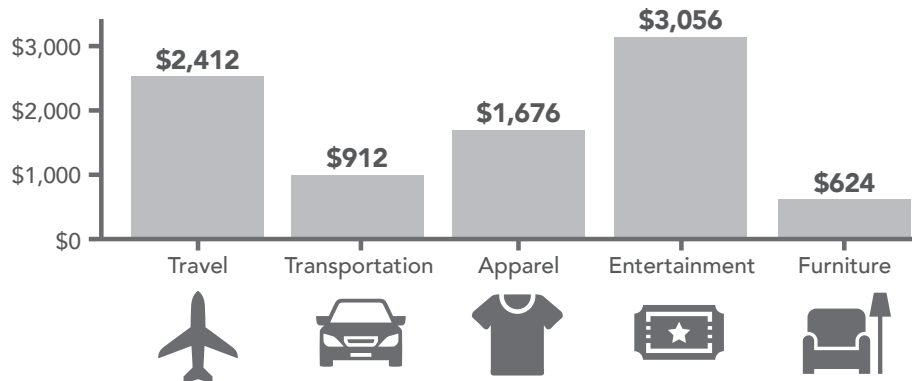
2025-2030 Pop Growth Rate



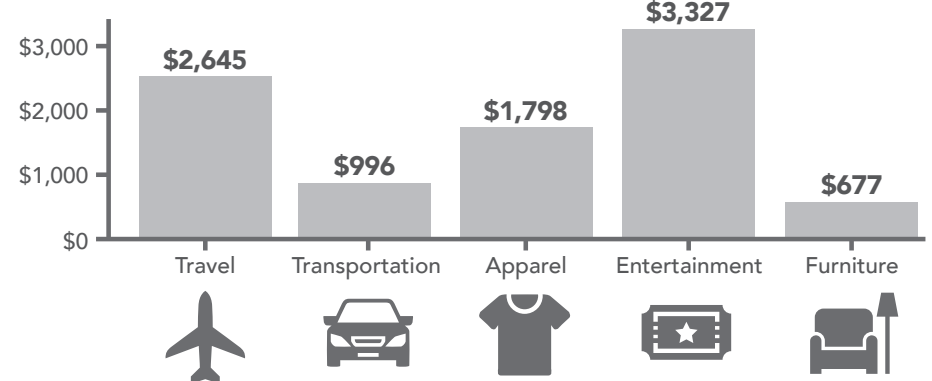
28,680

Housing Units (2020)

KEY SPENDING FACTS



KEY SPENDING FACTS



LOCATION OVERVIEW

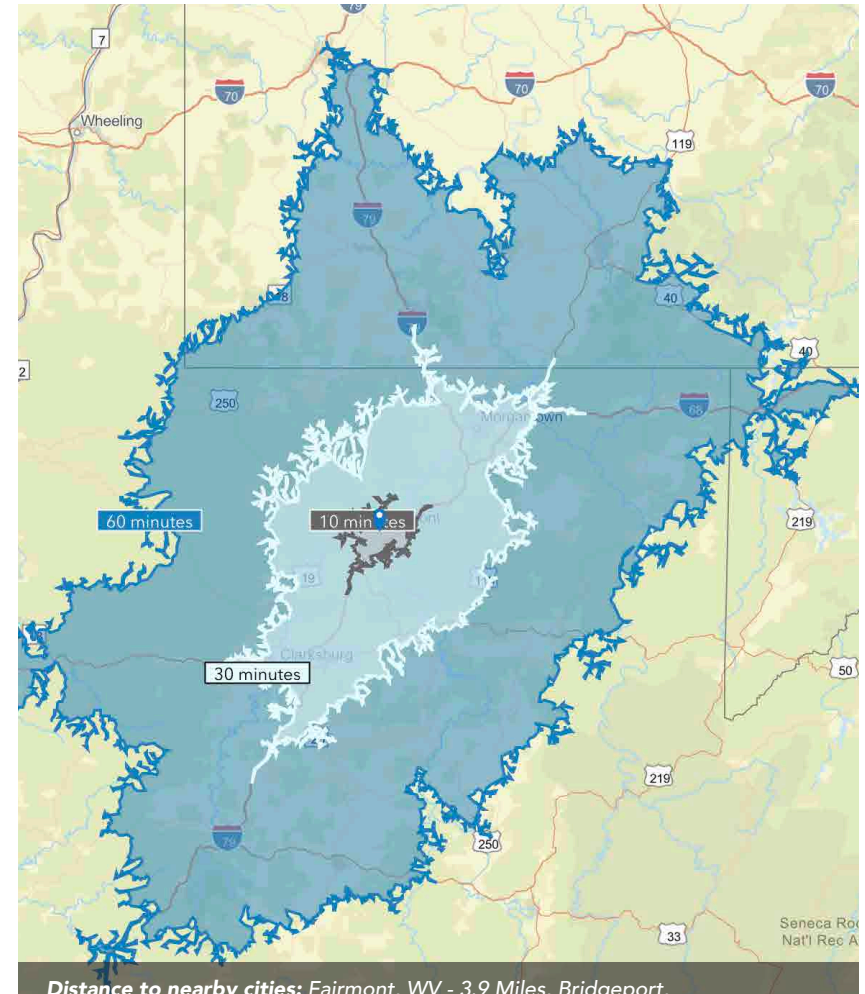
LOCATION GROWTH / STATS

Marion County is located in the north-central part of West Virginia with Fairmont as the county seat and home of Fairmont State University. With a 120-acre main campus, Fairmont State University is a key part of the state's growing high technology corridor. Coal production has remained strong and the oil and gas industries are making substantial investments in the county. With a strong emphasis on education and technology, the future for Marion County is bright.

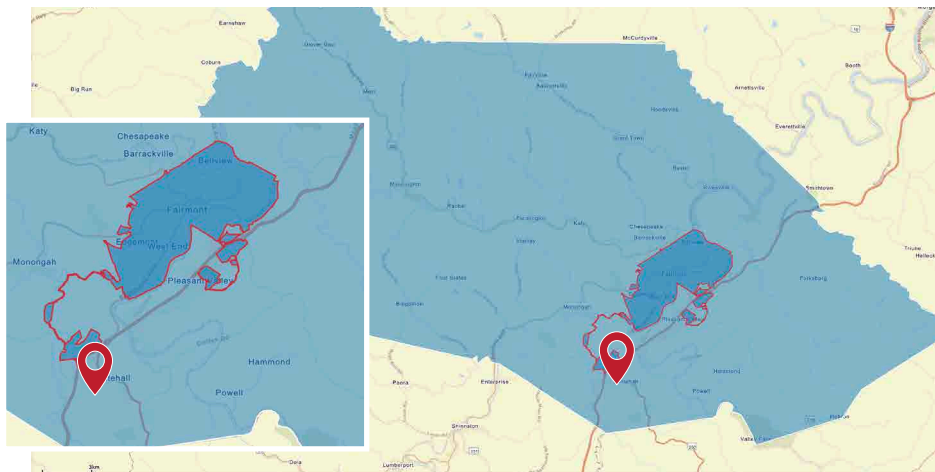
Marion County has a total population of 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

The **City of Pleasant Valley** has a total population of 3,502 and a median household income of \$60,338. Total number of businesses is 116.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



Distance to nearby cities: Fairmont, WV - 3.9 Miles, Bridgeport, WV - 13 miles, Morgantown, WV - 20 miles,, Kingwood, WV - 35 miles, Washington, PA - 63 miles, Pittsburgh, PA - 91 miles, Charleston, WV - 136 miles.



Marion County, WV Fairmont City Limits Subject Location





The aerial above highlights several of the most popular surrounding locations. The subject property, has been reference with a yellow star.

● Along I-79, there is a daily traffic count of 44,416 vehicles per day. (Esri and Data Axle, 2025)

- | | | |
|------------------------------|--|-----------------------------------|
| 1 Dairy Creme Corner | 12 Speedway Appliance | 22 U-Pack |
| 2 Shell Gas Station | 13 Clarion Inn | 23 GCR Tires & Service |
| 3 Castle | 14 D&M Welding | 24 Equipment Transport |
| 4 Wendy's | 15 Lynch Hydr Manufacturing | 25 Northern Mountain State Metals |
| 5 Subway | 16 Coal Country Miniature Golf | 26 Novelis |
| 6 RPM Motors | 17 Family Dollar | 27 The UPS Store |
| 7 BcBank | 18 Advance Auto Parts | 28 East Park Elementary School |
| 8 McDonald's | 19 Domino's Pizza | |
| 9 East Fairmont Price Cutter | 20 Country Roads Physical Therapy and Rehabilitation | |
| 10 KFC | 21 Crosby's K-9 Country Club | |
| 11 Dollar General | | |



EXIT 137



Aerial View of the Property Facing South Towards I-79, Exit 137.

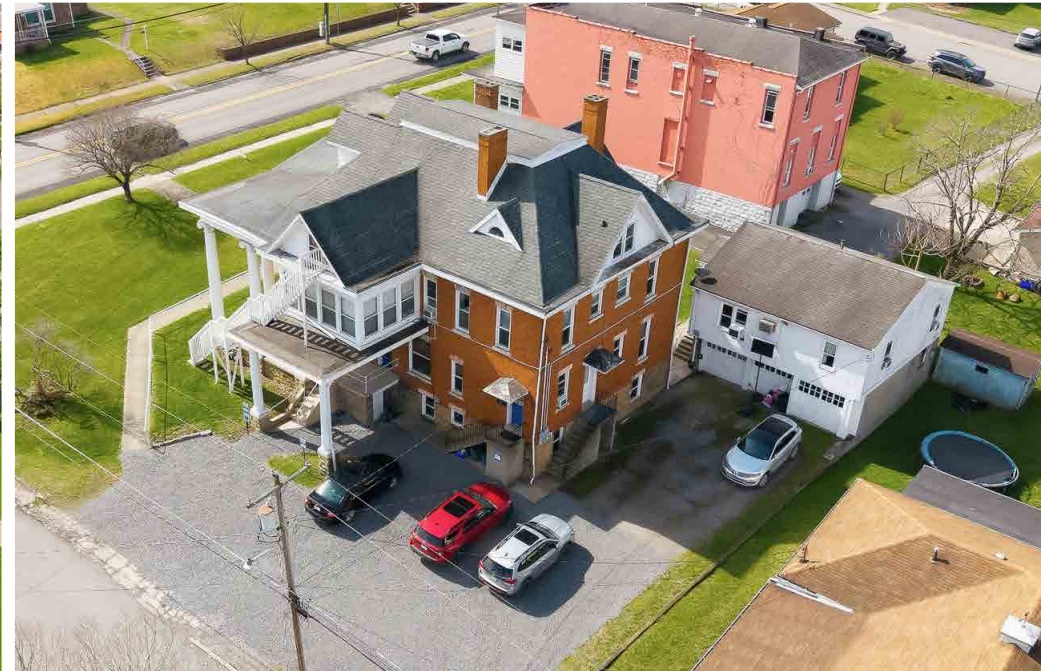




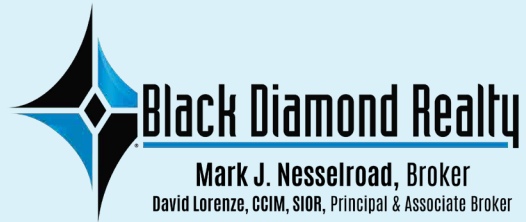
Aerial of the Property Facing Northwest.



Aerial of the Property Facing West.



Aerial of the Property Facing South.



FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Caleb Wooldridge

Associate / Salesperson

M. 681.209.6619

cwooldridge@blackdiamondrealty.net

** All information is believed to be accurate but not guaranteed. More information is available upon request.*