

FOR SALE
OFFICE BUILDING
MARKETING FLYER



312 10TH STREET
FAIRMONT, WV 26554



MCDONALD'S
910 FAIRMONT AVE

4D TECH SOLUTIONS
401 10TH STREET

312 10TH STREET
SUBJECT LOCATION

SHEETZ
1000 FAIRMONT AVE

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OFFICE BUILDING FOR SALE

312 10TH STREET FAIRMONT, WV 26554

SALE PRICE / \$395,000

TOTAL BUILDING SIZE / 6,190 (+/-) SQ FT

PROPERTY TYPE / OFFICE

CITY LIMITS / INSIDE

**PROPERTY HIGHLIGHTS / CONVENIENT
LOCATION TO MANY AMENITIES, LARGE
PAVED PARKING LOT, AMPLE STORAGE
SPACE, GOOD VISIBILITY, SIGNAGE, EASY
ACCESS, MULTIPLE SUITES**

Formerly used as a medical office, 312 10th Street is a 6,190 (+/-) square foot building on 0.25 (+/-) acre. The building is situated in a convenient location within the bustling area of downtown Fairmont. The immediate area offers restaurants, retail, service businesses, motels, convenience stores and more. This building has a functional design for continued use as an office building, or it could be repurposed for multifamily housing.

The property is located inside the city limits of Fairmont and is within walking distance to many amenities. The building is positioned roughly 2.5 miles from I-79, Exit 136. Along 10th Street there is a daily traffic count of 2,985 vehicles per day (This data is provided by Esri, Esri and Kalibrate Technologies 2021). And Along Fairmont Avenue there is a daily traffic count of 12,467 vehicles per day. (This data is provided by Esri, Esri and Kalibrate Technologies 2021).

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PROPERTY SPECIFICATIONS

SPECIFICATIONS

Located within Fairmont WV, this commercial building is comprised of 6,190 (+/-) square feet and situated on .25 (+/-) acre. The building offers 4,306 (+/-) square feet on the main level and 1,884 (+/-) square feet on the second level. The original structure was built in the late 1940's and was renovated as an office building in 1981. In 2003, the right side addition and second level were added. The addition has a wood truss system with shingle roof cover. Windows are insulated, fixed pane units. Gutters and down spouts are metal. The building has adequate electric and an HVAC system that is gas forced air furnaces with central air.

INGRESS / EGRESS / PARKING / DIRECTIONS

This parcel can be accessed via multiple locations including Gaston Avenue and 10th Street. The property has a paved parking lot and a total of 16 (+/-) lined parking spaces. See directions to the property below from I-79, Exit 136.

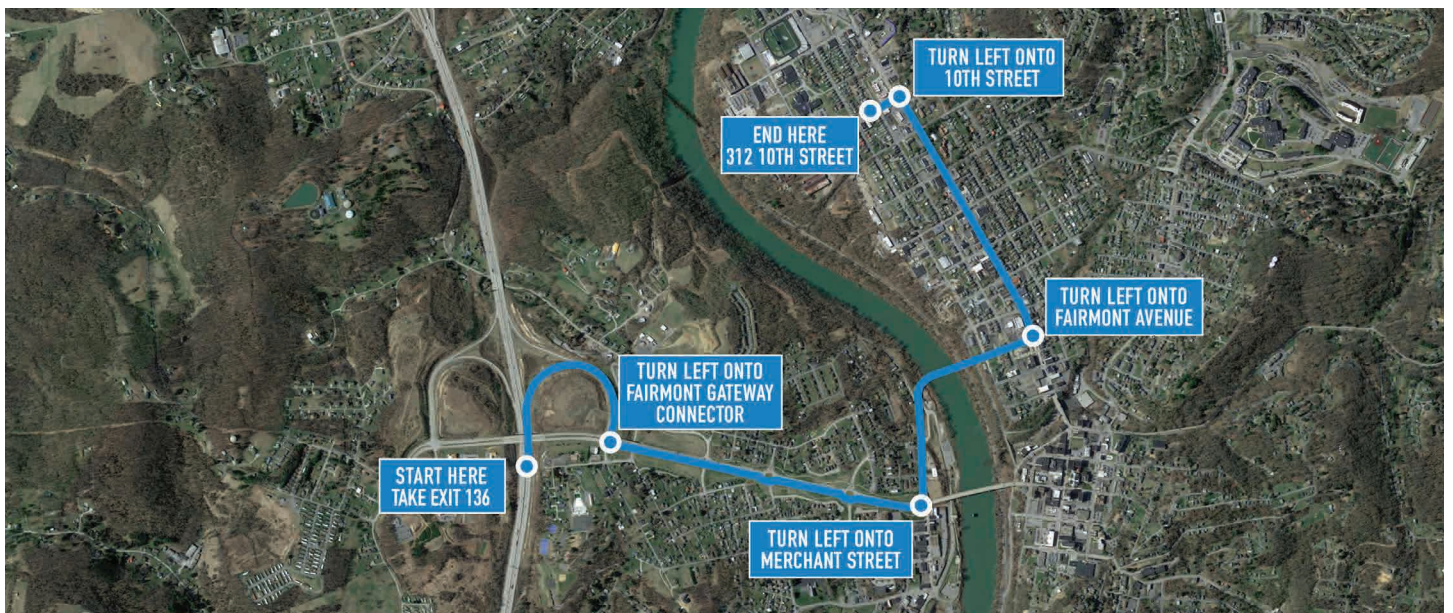
LEGAL DESCRIPTION / ZONING

Located within City Limits, this property is situated within the Fairmont District of Marion County. The site is comprised of three parcels totaling .25 (+/-) acre. The property is identified as Fairmont District, Tax Map 6, Parcels 45, 46, and 47. This property is zoned B1 - General Business.

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion Energy
Water	City of Fairmont
Sewer	City of Fairmont
Trash	Multiple Providers
Cable/Internet	Comcast/Xfinity and Frontier Communications



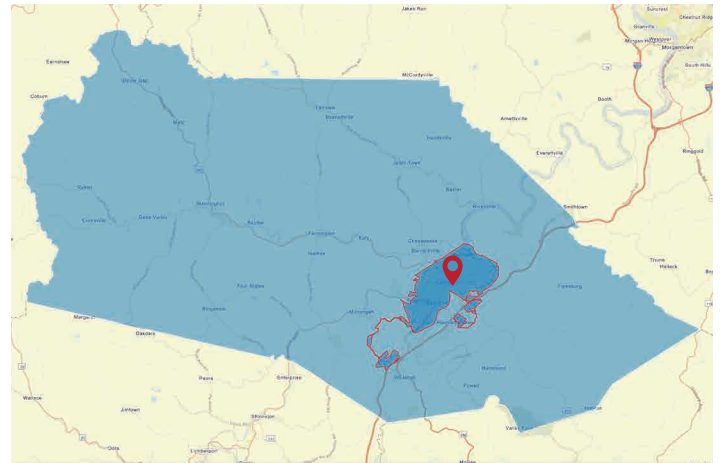
LOCATION ANALYSIS

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 55,586 and a median household income of \$53,483. Total number of businesses is 1,679.

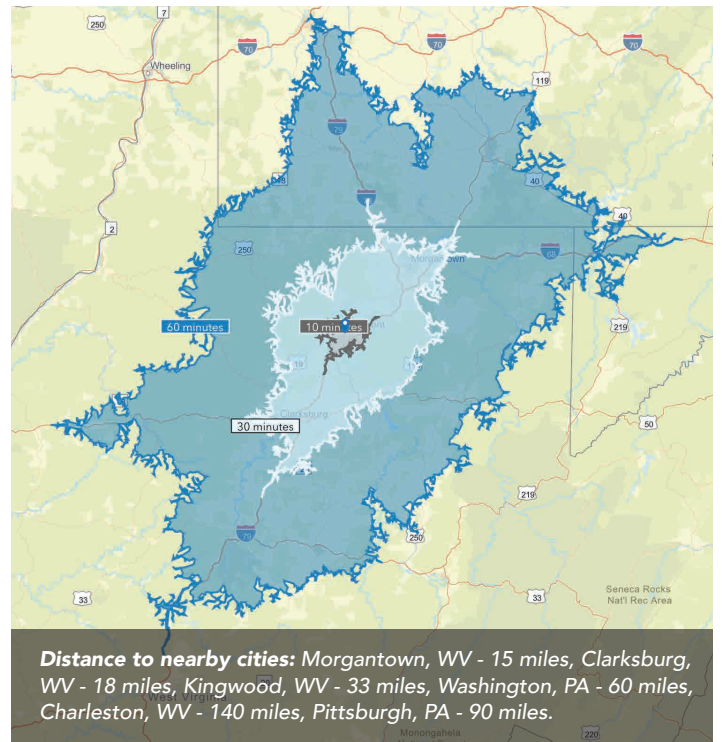
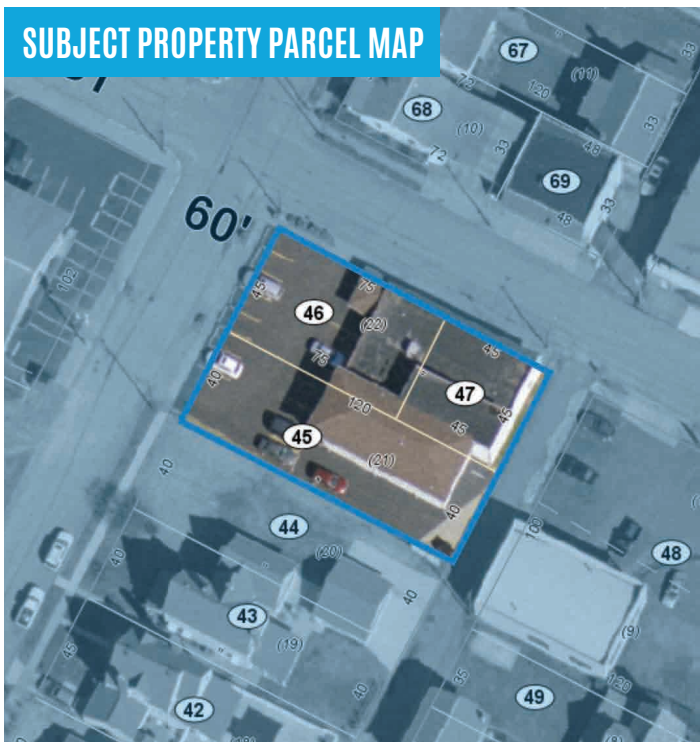
The **City of Fairmont** has a total population of 18,506 and a median household income of \$45,527. Total number of businesses is 801.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.



Marion County, WV Fairmont City Limits Subject Location

SUBJECT PROPERTY PARCEL MAP



Distance to nearby cities: Morgantown, WV - 15 miles, Clarksburg, WV - 18 miles, Kingwood, WV - 33 miles, Washington, PA - 60 miles, Charleston, WV - 140 miles, Pittsburgh, PA - 90 miles.

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AERIAL PHOTO



The aerial above was taken facing east. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 312 10th Street is located approximately one mile from I-79 (Exit 137).

- 1 Sheetz
- 2 Dunkin' Donuts
- 3 Tuscan Sun Spa
- 4 McDonald's
- 5 US Cellular
- 6 Long John Silver's
- 7 Avenue Motel
- 8 Burger King
- 9 Poky Dot
- 10 Jeff's Auto Repair
- 11 West Fairmont Middle School

DEMOGRAPHICS

0-3 MILE RADIUS

 Blue overlay area on the radius map on the following page.



27,246

Total
Population



1,029

Businesses



28,096

Daytime
Population



\$128,935

Median Home
Value



\$28,566

Per Capita
Income



\$49,269

Median
Household
Income



-0.1%

2010-2021
Pop Growth
Rate



40.9

Median Age

3-5 MILE RADIUS

 Red overlay area on the radius map on the following page.



11,565

Total
Population



408

Businesses



11,144

Daytime
Population



\$146,949

Median Home
Value



\$32,805

Per Capita
Income



\$63,428

Median
Household
Income



-0.1%

2010-2021
Pop Growth
Rate



45

Median Age

5-10 MILE RADIUS

 Green overlay area on the radius map on the following page.



24,247

Total
Population



398

Businesses



19,275

Daytime
Population



\$141,485

Median Home
Value



\$31,269

Per Capita
Income



\$59,974

Median
Household
Income



0.1%

2010-2021
Pop Growth
Rate



45.5

Median Age

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These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2021, 2026. Spending facts are average annual dollar per household.

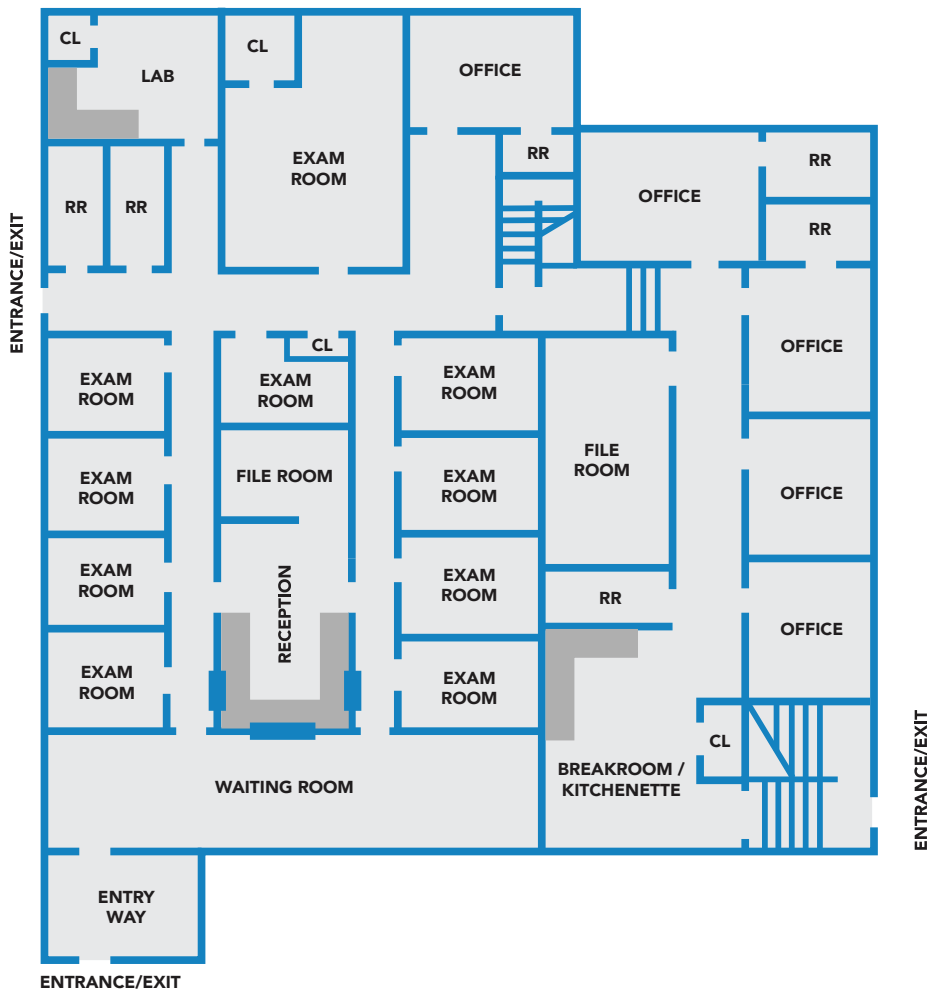


FIRST LEVEL - FLOOR PLAN

4,306 (+/-) SQUARE FEET

The building offers 4,306 (+/-) square feet of space on the first level (ground floor). The first level floor plan consists of a large waiting room, reception area, ten exam rooms, a laboratory, five offices, a break room with kitchenette, six restrooms, and plenty of storage space. There are two sets of stairs to the second floor.

This building has multiple entrances/exit, one at the front of the building, the main entrance, and one on each side of the building. Finishes to the space include drywall walls throughout the main level and some wood panel walls on the second level. Flooring is a mixture of carpeting, vinyl tile, hard tile fastened to concrete. Fluorescent lighting throughout.



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INTERIOR PHOTOS



Waiting Room.



Reception.



Exam Room.

INTERIOR PHOTOS



Exam Room.



Exam Room.



Office.

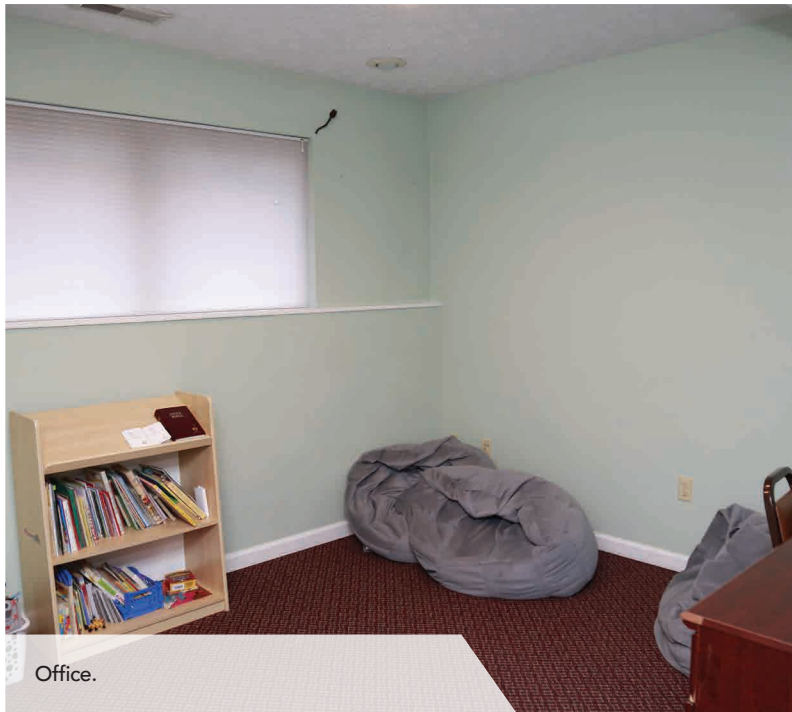


Storage.

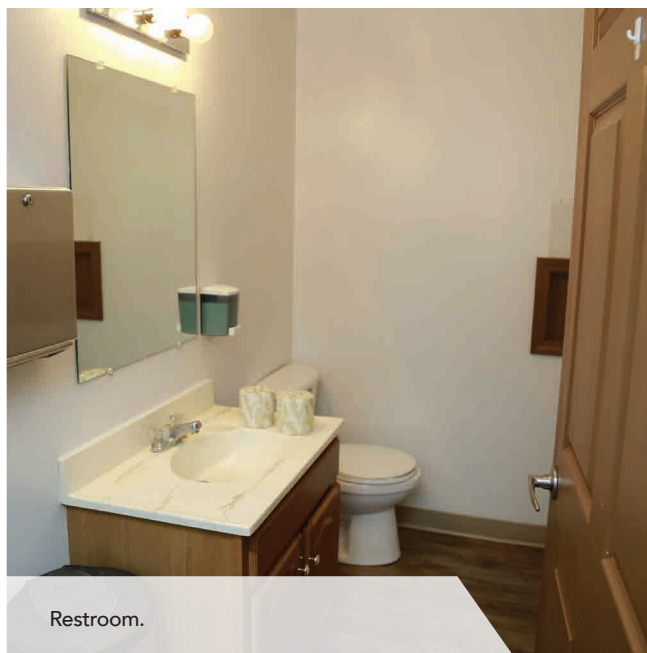
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Lab.



Office.



Restroom.



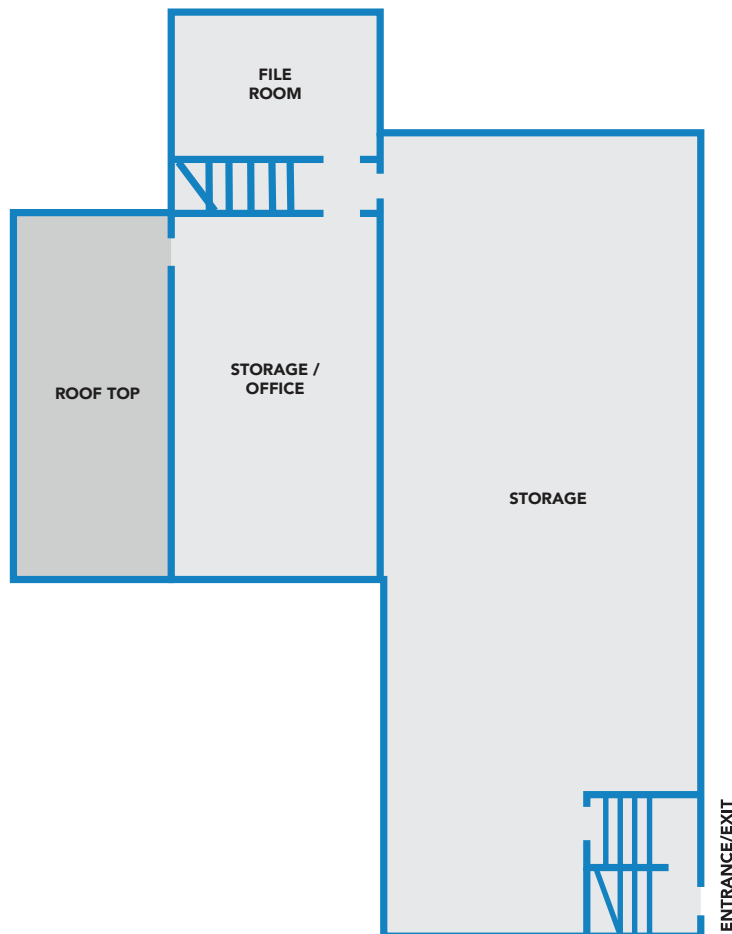
Breakroom/Kitchenette.

SECOND LEVEL - FLOOR PLAN

1,884 (+/-) SQUARE FEET

The building offers 1,884 (+/-) square feet of space on the second level. The second level floor plan offers a large storage area, a file room, storage/office space and rooftop access.

Finishes to the space include drywall walls throughout with some wood panel walls. Flooring is a mixture of carpeting, and plywood. Fluorescent lighting throughout.



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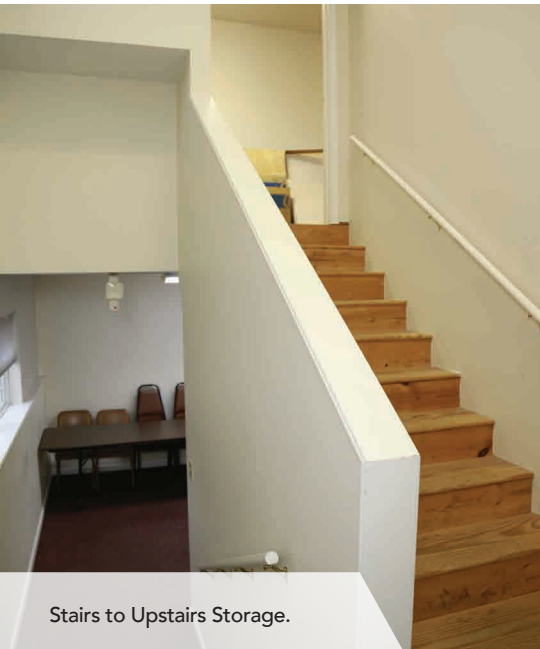
INTERIOR PHOTOS



File Room.



Storage / Office.



Stairs to Upstairs Storage.



Storage.

EXTERIOR PHOTOS



Back/Side of the Building.



Front of Building.

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Front of Building / Main Entrance.

AERIALS



Aerial Photo Facing East.



Aerial Photo Facing West.

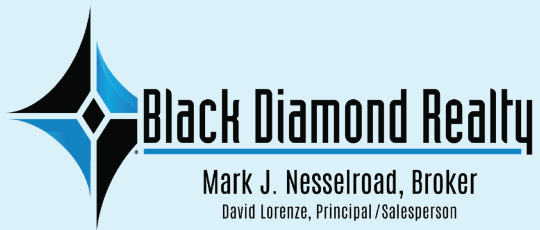


Aerial Photo Facing South.

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Aerial Photo Facing North.



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