

Cross Property 360 Property View

19863 Winfield Road, Fraziers Bottom, West Virginia 25560

Listing

ML#:	271537	Tax ID:	11-0151-0009-0003-0000	List Price:	\$849,000
Status:	Active	Address:	19863 Winfield Road, Fraziers Bottom	Original Price:	\$849,000
County:	Putnam	Zip:	25560	Sold Price:	
Area:	Winfield			LP/SF:	
Legal:	23.83 ACRES			SP/SF:	
				DOM:	92



Gross Building Square Feet: **14,400**

Current Permitted Use: **Distribution, Industrial**

Site Description: **11-25 Acres**

Foundation:

Buildings: **1** # Units:
Bays: Basement:

Ceiling Hgt: **15'-18',
Clear Span**

Docs on File: **Site Plan**

Zoning: **C**
Location: **Office Park**

Bus/Ind Park:
Parking: **21+ Spaces, Gravel**

Ann Utilities: Ann Grs Inc:

Ann Tax: **\$3,964** Lse Sqft:

Approx SqFt:
Lease Term: **Other**

Lease Info:
Deed: **580** Deed Book Page: **270**

Parcel #: **11-0151-0009-0003-0000**

Owner: **Patsy P. Smith Properties, LLC**

Owner #:
Lot Size: **Front - 0 Back - 0 Left - 0 Right - 0**
Acres: **15.00**

Listing Information

Co-Brokerage Split:	2.5%	Lockbox #:	0
Heating & Cooling:	Other None		
Flooring:	Other	Walls:	Other (Remarks)
Roof:	Metal		
Misc:	220 Volt, 440 Volt		
Restrooms:			
Exterior:	Metal		
Improvements/Utilities:	3-Phase Electric, Other (Remarks)		
Remarks:	Great building with 14,400 interior square feet ready for new buildout. Excellent location for distribution/support heavy equipment with lay down yard close to new Route35 entrances. Building sits on 15.8 acres with additional 10 acre frontage on Route 35 for \$1,250,000 for all 26+ acres.		
Directions:	I64W to Exit 40, toward US35N, right on WV62/817 Buffalo/Eleanor, slight right onto WV86, right on wv-817S, property on the left.		
Confidential Remarks:			

Office Information

Office:	Berkshire Hathaway HS GER (810)	Office Phone:	(304) 346-0300
Agent Name:	Duke Jordan (JORDADUK104)	Agent Phone:	(304) 415-0607
Show:	Call Listing Agent, Vacant		
List Date:	04/09/2024	Expire Date:	05/09/25

Brokered by: Berkshire Hathaway HS GER, 1337 Virginia StreetCharleston, WV 25301, Michael Callaghan, Broker

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