



BERKSHIRE HATHAWAY
HomeServices
Professional Realty

FOR SALE

316 16TH ST

Vienna, WV 26105



For More Information:

BERKSHIRE HATHAWAY COMMERCIAL DIVISION

Steve Shaver
(304) 428-7653 (p) | (304) 482-7500 (m)
steveshaver30@yahoo.com



OFFERING SUMMARY

Sale Price: \$255,900

Lot Size: 0.94 Acres

Year Built: 1968

Building Size: 5,404 SF

PROPERTY OVERVIEW

Great Location for an existing or new business in the middle of Vienna just outside of the city limits. (No Zoning or B&O Taxes) A little over 2,400 square feet of office space with close to 3,000 square feet of garage/shop/warehouse space. Three Overhead Garage doors to each bay. Plenty of parking and room to grow on the One acre lot. Call today to schedule a showing. Property Being sold "AS IS Where IS"

LOCATION OVERVIEW

Grand Central to 16th street towards Ohio river. Property on the left just past the Railroad tracks on the left

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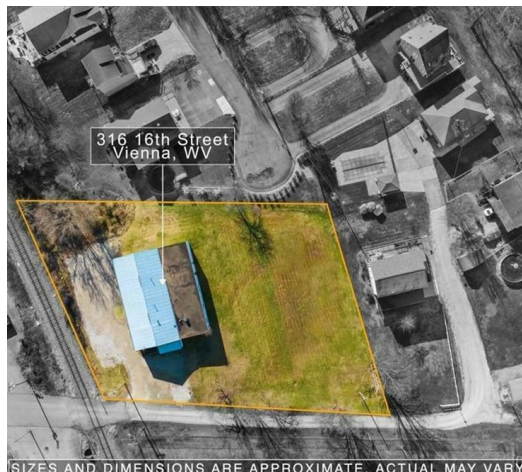
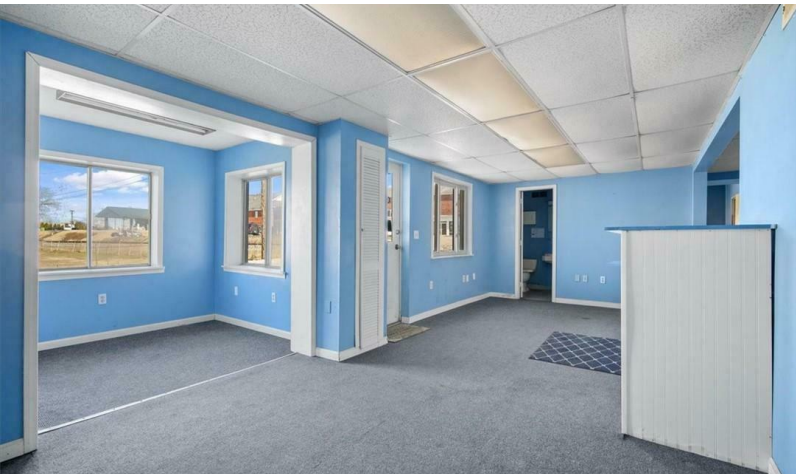
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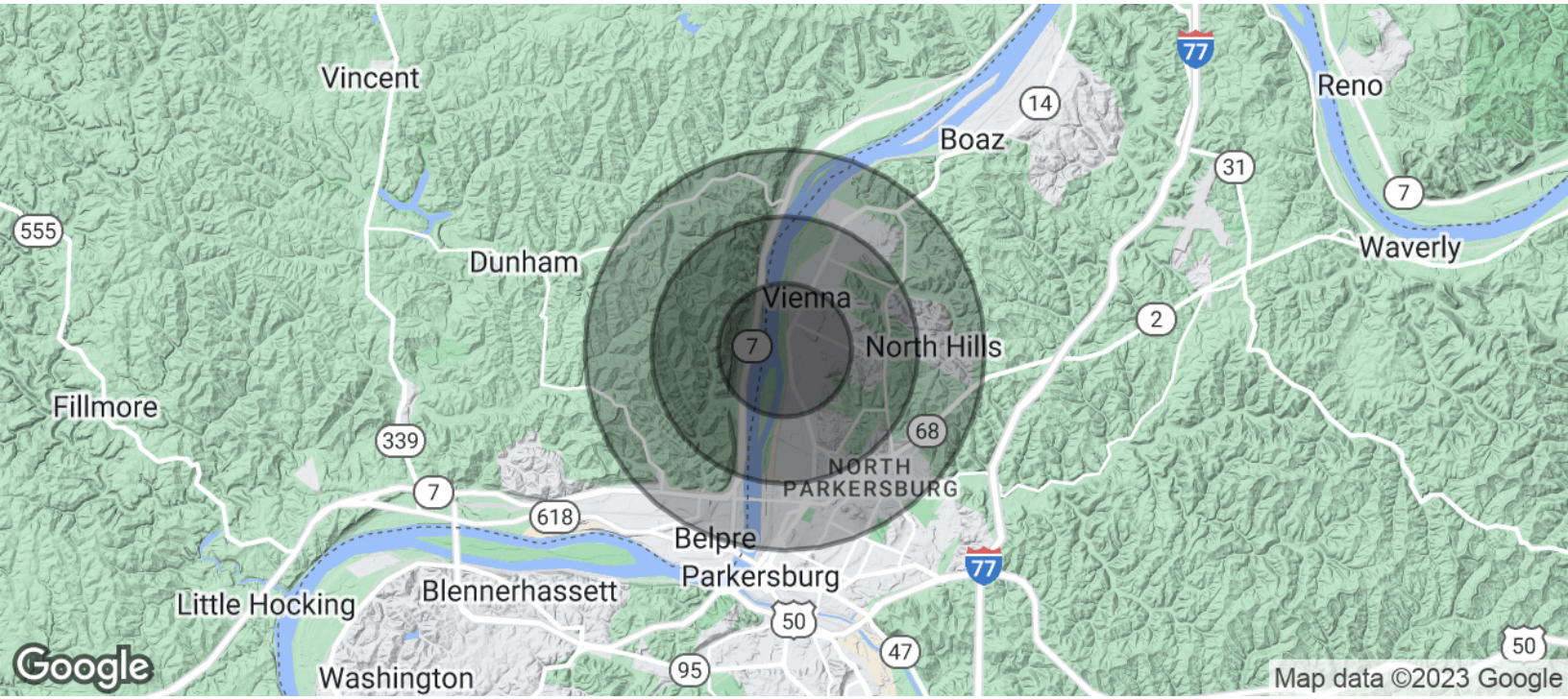
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,851	12,388	26,161
Average Age	45.2	46.1	45.9
Average Age (Male)	45.2	45.9	43.1
Average Age (Female)	45.7	46.6	47.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,912	6,245	13,280
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$59,822	\$59,302	\$57,623
Average House Value	\$123,257	\$131,344	\$124,808

* Demographic data derived from 2020 ACS - US Census

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