



FAIRMONT | WV

0.5 MILES FROM



FAIRMONT STATE
UNIVERSITY™



FAIRMONT MEDICAL CENTER



MEDICAL OFFICE OPPORTUNITY



BROKER

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DISCLAIMER

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INVESTMENT HIGHLIGHTS

We are pleased to present the exclusive opportunity to purchase a medical office building located at 1377 Locust Avenue in Fairmont, West Virginia (the “Property”). The Property consists of an 86.16% occupied, single-tenant medical office building with 13,587 square feet of space on a 1.43-acre corner parcel. The medical office building is leased to West Virginia University Medicine (WVU Medicine – investment grade credit rating of “A” according to S&P Global Ratings), which occupies two of the three units (with separate leases). The Property was a former car dealership before ownership spent over \$1.6MM to convert it to a state-of-the-art medical office building that aligned with WVU Medicine’s specifications. The renovations were completed in two separate phases; the buildout for Suite 1 (allocated for WVU Medicine’s Adult Medicine + ENT services) was completed in 2020 while Suite 2 (allocated for WVU Medicine’s Pediatrics services) was completed in 2021. WVU Medicine has 5.44 years of term remaining on their lease for Suite 1 and 6.19 years of term remaining on their lease for Suite 2; both leases are double net with corporate guarantees in-place, and 2.5% annual rental increases throughout the primary lease term and renewal options. The current weighted average lease term remaining is 5.67 years. The Property offers additional upside through the lease-up of the 1,880 square-foot vacant suite which is currently a 4-bay garage.

The Property is strategically located at the intersection of Christie Street and Locust Avenue (US Route 19), one of Fairmont’s most heavily traveled commercial and commuter corridors. The medical office building offers outstanding frontage, visibility, and signage with a large well-maintained parking lot and is just 0.5 miles from WVU Medicine Fairmont Medical Center, which has recently been expanded and renovated to meet the growing needs of the community. More specifically, the WVU Medicine Fairmont Medical Center is undergoing a multi-phase \$110MM renovation which will include new operating rooms as well as a new pharmacy, cafeteria, dialysis unit, infusion center, and other facility upgrades. The Property is conveniently located near Fairmont State University and national/local retailers and restaurants, all of which drive traffic to the area. The Property is close to area schools and residential neighborhoods providing a built-in patient base. 1377 Locust Avenue benefits from its proximity to US Route 250 and Interstate 79, which offers convenient access to Morgantown, Clarksburg, and other regional destinations, making Fairmont an attractive base for commuters and businesses alike.

THE ASSET: 1377 Locust Avenue is a 13,587 square foot medical office building on a 1.43-acre corner parcel. The Property is comprised of three (3) suites and is 86.16% occupied. West Virginia Medicine (WVU Medicine) occupies two of the three suites and has 5+ and 6+ years remaining on their leases, both with two (2), 2-year renewal options.



ATTRACTIVE RENT INCREASES: Both WVU Medicine leases call for attractive 2.5% annual rent increases throughout the primary lease term and renewal options, providing the investor with an attractive increase in revenue and hedge against inflation.

UPSIDE POTENTIAL & CLOSE PROXIMITY TO WVU MEDICINE HOSPITAL: The medical office building is currently 86.16% occupied by West Virginia University Medicine (WVU Medicine); the Property offers a value-add opportunity through the lease up of the 1,880 square-foot vacant space. The Property’s close proximity (0.5 miles) to WVU Medicine Fairmont Medical Center makes this a mission critical outpatient medical office building for the tenant (WVU Medicine).

WVU MEDICINE - INVESTMENT GRADE CREDIT TENANCY: WVU Medicine, also known as the West Virginia University Health System, is a non-profit healthcare organization affiliated with West Virginia University. It is the largest health system in West Virginia, with 25 hospitals and multiple clinics across the state. Furthermore, WVU Medicine boasts an investment grade credit rating of “A” according to S&P Global Ratings.

E-COMMERCE RESISTANT INVESTMENT: The building benefits from an internet-resistant lineup of medical tenants. With an aging baby-boomer population, along with strong local demographics, the need for brick-and-mortar medical offices will continue to grow. This sector is largely unaffected by recessions, and the requirement for in-person care and procedures cannot always be fulfilled through e-commerce or telehealth.



INVESTMENT HIGHLIGHTS



STRATEGIC LOCATION: The medical office building benefits from outstanding visibility, frontage and access along Locust Avenue (US Route 19), one of the area's primary commercial and commuter corridors. The Property is 0.5 miles from WVU Medicine Fairmont Medical Center and Fairmont State University and is convenient to US Route 250 and Interstate 79. The Property is close to area schools and residential neighborhoods, providing a built-in patient base.

HEALTHCARE HUB: Fairmont has established itself as a growing center for healthcare services, with numerous medical practices, specialty providers, and outpatient facilities located nearby. The Property is 0.5 miles from the recently renovated and expanded WVU Medicine Fairmont Medical Center, a primary hospital serving the residents of Fairmont and the surrounding communities. The proximity to the hospital reinforces the area's desirability, ensuring steady patient traffic and supporting the long-term viability of medical office space.

DEMOGRAPHICS: Approximately 27,600 people live within 3 miles of the Property with an average household income of \$81,287. More than 64,700 people within 10 miles of the Property with an average household income of \$89,295. Additionally, there are more than 10,600 employees within 3 miles of the Property.

TRAFFIC COUNTS: The Property sees over 8,900 vehicles per day along Locust Avenue (US Route 19).

TRADE AREA: Additional businesses and retailers driving traffic to the area include Food Lion, Price Cutter (grocer), Busy Beaver, Big Lots, Planet Fitness, Fairmont Fitness, CVS, Walgreens, Dollar General, O'Reilly Auto Parts, Monro Auto Service Center, McDonald's, Burger King, Wendy's, Pizza Hut, Little Caesars, Papa John's, Long John Silver's, Dunkin', and Sheetz.





PROPERTY OVERVIEW



\$3,200,000

LIST PRICE



7.75%

CAP RATE



\$247,955

NET OPERATING INCOME

1377 LOCUST AVENUE | FAIRMONT, WV 26554



PRO-FORMA CAP RATE:

8.20%

PRO-FORMA NOI:

\$262,355

PROPERTY TYPE:

Medical Office

OWNERSHIP:

Fee Simple

BUILDING AREA:

13,587 SF

YEAR BUILT/YEAR RENOVATED:

1970/ 2020, 2021, 2025

LAND AREA:

1.43 Acres

OCCUPANCY:

86.16%

PARKING LOT RATIO:

5.30 Spaces per 1,000 SF | 72 Total Spaces

TENANT	UNIT	SQ FT	% OF GLA	ANNUAL RENT	RENT PSF	COMMENCE	EXPIRATION	OPTIONS
WVU MEDICINE	1	8,107	59.67%	\$178,972	\$22.08	04/01/2021	- 03/31/2031	2, 2-YEAR OPTIONS
WVU MEDICINE	2	3,600	26.50%	\$71,527	\$19.87	12/20/2021	- 12/31/2031	2, 2-YEAR OPTIONS
VACANT (4 BAYS)	3	1,880	13.84%	-	-	N/A	- N/A	-
TOTAL		13,587	100.00%	\$256,166				

We are projecting a closing date of February 1, 2026. The Current NOI of \$247,955 includes the 2.5% annual rent increases in 2026.



RENT ROLL

TENANT INFO				LEASE TERM			BASE RENT							
TENANT	SUITE	GLA	% of GLA	START	END	LEASE TERM	START	END	ANNUAL	PSF	LEASE TYPE	OPTIONS / NOTES		
WVU MEDICINE	1	8,107 SF	59.67%	04/01/2021	-	03/31/2031	CURRENT	04/01/2025	-	03/31/2026	\$178,972.22	\$22.08	NN	2, 2-YEAR OPTIONS
								04/01/2026	-	03/31/2027	\$183,446.53	\$22.63		
								04/01/2027	-	03/31/2028	\$188,033	\$23.19		
								04/01/2028	-	03/31/2029	\$192,734	\$23.77		
								04/01/2029	-	03/31/2030	\$197,552	\$24.37		
								04/01/2030	-	03/31/2031	\$202,491	\$24.98		
							OPTION 1	04/01/2031	-	03/31/2032	\$207,553	\$25.60		
								04/01/2032	-	03/31/2033	\$212,742	\$26.24		
							OPTION 2	04/01/2033	-	03/31/2034	\$218,060	\$26.90		
								04/01/2034	-	03/31/2035	\$223,512	\$27.57		
WVU MEDICINE	2	3,600 SF	26.50%	12/20/2021	-	12/31/2031	CURRENT	01/01/2025	-	12/31/2025	\$71,527.08	\$19.87	NN	2, 2-YEAR OPTIONS
								01/01/2026	-	12/31/2026	\$73,315.26	\$20.37		
								01/01/2027	-	12/31/2027	\$75,148	\$20.87		
								01/01/2028	-	12/31/2028	\$77,027	\$21.40		
								01/01/2029	-	12/31/2029	\$78,953	\$21.93		
								01/01/2030	-	12/31/2030	\$80,926	\$22.48		
								01/01/2031	-	12/31/2031	\$82,949	\$23.04		
							OPTION 1	01/01/2032	-	12/31/2032	\$85,023	\$23.62		
								01/01/2033	-	12/31/2033	\$87,149	\$24.21		
							OPTION 2	01/01/2034	-	12/31/2034	\$89,328	\$24.81		
	01/01/2035	-	12/31/2035	\$91,561	\$25.43									
VACANT (4 BAYS)	3	1,880 SF	13.84%	N/A	-	N/A	CURRENT	N/A	-	N/A	-	-	-	
TOTALS:		13,587 SF	100.00%	\$256,166										
OCCUPIED AREA:		11,707 SF	86.16%											
VACANT AREA:		1,880 SF	13.84%											

NOTES

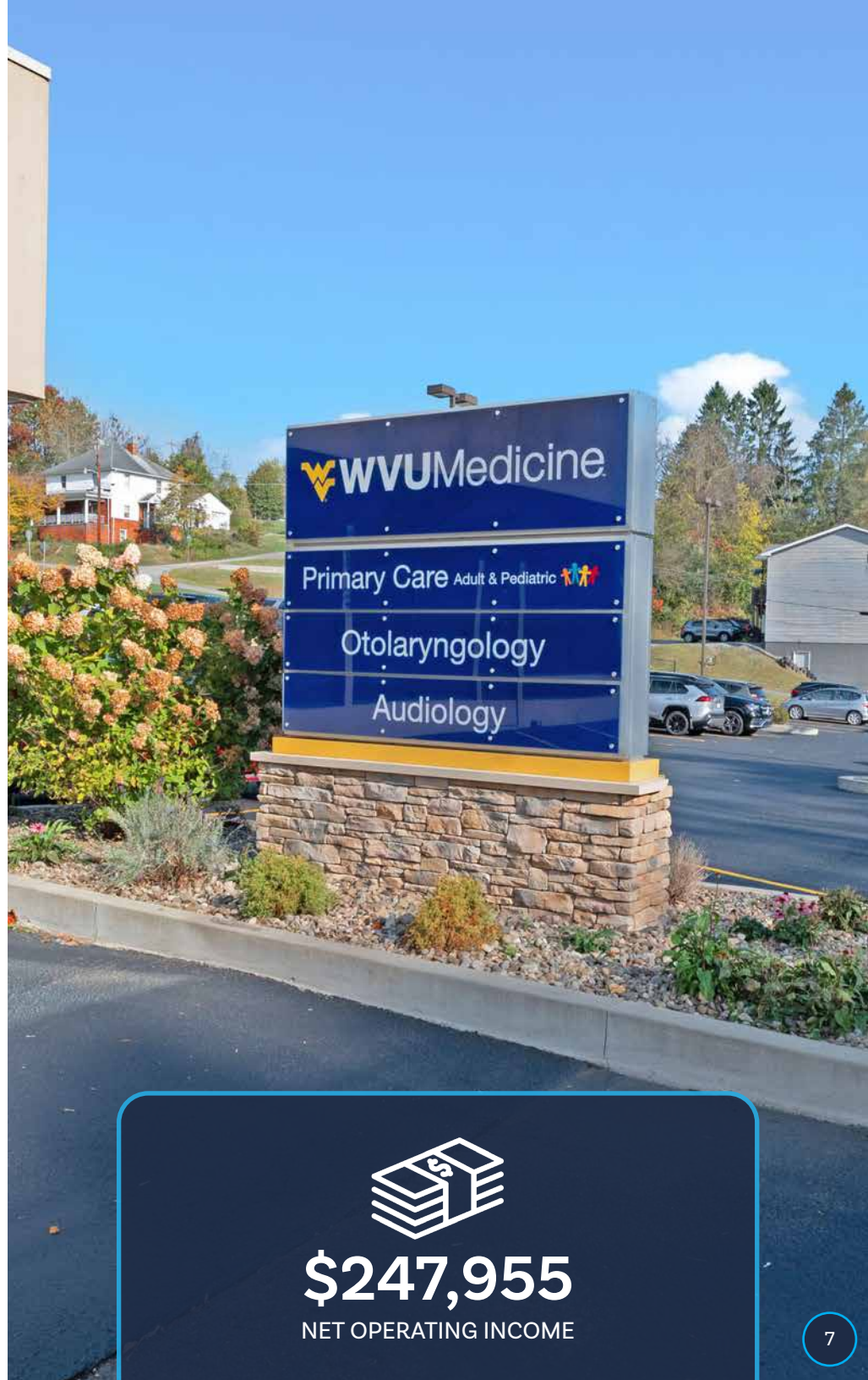
- Both WVU Medicine's leases call for annual rent increases (primary lease term and renewal options) based on the lesser of: 2.5% over the previous year, or the increase in CPI. The above assumes 2.5% increases for the remainder of the base term and both renewal options.
- We are projecting a closing date of February 1, 2026. The \$256,166 Base Rent includes the 2.5% annual rent increases for both WVU Medicine leases in 2026.



INCOME & EXPENSES

INCOME	CURRENT	PRO FORMA
BASE RENT	\$256,166	\$270,566
EXPENSE REIMBURSEMENT REVENUE		
REAL ESTATE TAX	\$14,295	\$14,295
INSURANCE	\$3,094	\$3,094
COMMON AREA MAINTENANCE	\$4,210	\$4,210
TOTAL EXPENSE REIMBURSEMENTS	\$21,599	\$21,599
EFFECTIVE GROSS REVENUE	\$277,765	\$292,165
EXPENSES		
REAL ESTATE TAXES	\$16,591	\$16,591
INSURANCE	\$3,592	\$3,592
UTILITIES	\$4,886	\$4,886
LANDSCAPING	*	*
SNOW REMOVAL	*	*
HVAC MAINTENANCE	\$1,500	\$1,500
CAPITAL RESERVES	\$2,641	\$2,641
OTHER	\$600	\$600
TOTAL EXPENSES	\$29,810	\$29,810
NET OPERATING INCOME	\$247,955	\$262,355

- * WVU Medicine is responsible for landscaping and snow removal at the preimises.
- * Tenant self-manages the property.
- * Landlord spent \$7,278.44 for repairs/maintenance to the roof in 2024 & spent \$12,986.95 in major repairs to HVAC systems in 2024. Based on historical P&L's, these capex outlays were anomalies & will not be recurring OPEX for buyer. Moreover, in October 2025, landlord spent \$13,150 for shingle replacements to the roof & an amount of \$7,330 for parking lot repaving. With all that being said, we are showing a capital reserves line item of \$2,641 (\$0.20 PSF) that is not being reimbursed by tenant for future capex work that a buyer will have to pay for.
- We are projecting a closing date of February 1, 2026. The Current NOI of \$247,955 includes the 2.5% annual rent increases in 2026.
- The Pro-Forma income assumes that the vacant space (4 Bays) is leased for \$1,200/month or \$14,400 annually.



\$247,955
NET OPERATING INCOME



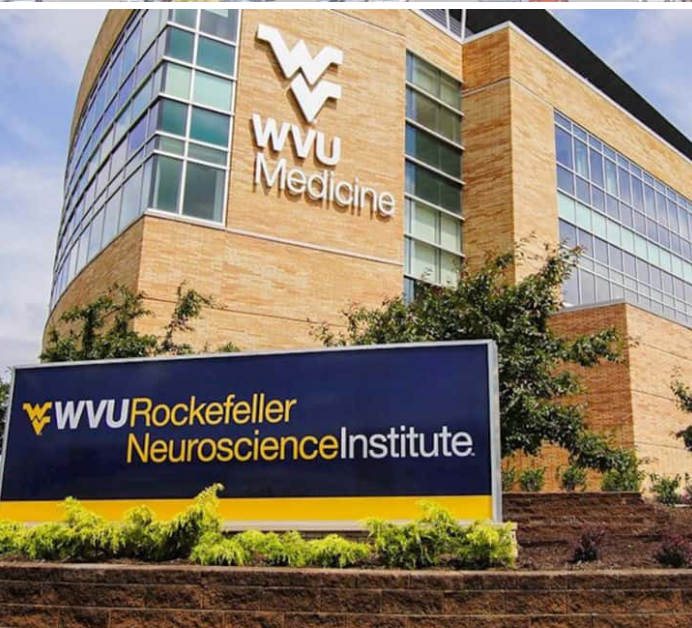
TENANT OVERVIEW



WVU Medicine, officially known as the West Virginia University Health System, is the state's largest healthcare network and its largest private employer. A nonprofit organization affiliated with West Virginia University, WVU Medicine operates 25 hospitals across West Virginia and parts of neighboring states, providing a full spectrum of care that ranges from routine primary care to highly specialized tertiary and quaternary services. Its flagship facility, J.W. Ruby Memorial Hospital in Morgantown, anchors the system and houses many of its most advanced clinical programs. The organization's mission is to improve the health of West Virginians and all those it serves through excellence in patient care, research, and education. In pursuit of this mission, WVU Medicine focuses on expanding access to quality healthcare, advancing medical research, and training future healthcare professionals through its strong ties to the university's academic health sciences programs.

Education and research are central to WVU Medicine's identity. The WVU Health Sciences Campus includes schools of Medicine, Nursing, Pharmacy, Dentistry, and Public Health, fostering collaboration between clinicians, educators, and researchers. Students, residents, and fellows receive hands-on training throughout the health system, with a strong emphasis on serving rural and underserved communities across the region. WVU Medicine's commitment to research and innovation supports advancements in clinical practice, while its various institutes—including WVU Medicine Children's, the WVU Cancer Institute, and specialized centers for heart and vascular care, neurosciences, and trauma—provide state-of-the-art medical services.

The health system also invests heavily in technology and accessibility, using telemedicine and digital health tools to connect patients in remote areas with specialists. Its virtual care programs and electronic health record integration enhance continuity of care across the network. Beyond its medical role, WVU Medicine is an important economic driver in West Virginia, supporting tens of thousands of jobs and contributing to community development through ongoing hospital expansions and outreach initiatives. With its blend of academic excellence, advanced medical capabilities, and statewide reach, WVU Medicine serves as the cornerstone of healthcare delivery in West Virginia, striving to ensure that residents receive high-quality care close to home.





AREA OVERVIEW



FAIRMONT MEDICAL CENTER

a campus of J.W. Ruby Memorial Hospital

VU Medicine's Fairmont Medical Center (FMC), located at 1325 Locust Avenue in Fairmont, West Virginia, is a campus of J.W. Ruby Memorial Hospital and serves as a full-service hospital providing emergency, inpatient, and outpatient care for Marion County and surrounding areas.

The facility was formerly Fairmont Regional Medical Center. Its previous owner closed the hospital in early 2020. In response, WVU Medicine stepped in and reopened it in June 2020 under the new name Fairmont Medical Center. Since then, there has been a multi-phase investment (about \$110 million) to renovate, expand, and upgrade the facility—both its infrastructure and the scope of medical services delivered.

Services & Capacity

- **Inpatient beds:** The hospital has expanded its inpatient capacity over time. It currently has 42 licensed inpatient acute care beds, with plans to increase toward 72 and eventually over 100 beds as part of its ongoing expansion.
- **Emergency Department:** A 24/7 full-service emergency department staffed by board-certified physicians is a central feature.
- **Cancer Care / Oncology:** FMC includes cancer care services through the WVU Cancer Institute, with radiation oncology and medical oncology (infusion, chemotherapy, etc.). It also offers navigation services, advanced radiation therapy technologies (e.g. IMRT, IGRT), and support for various cancer types.
- **Skilled Nursing Unit:** A 30-bed skilled nursing unit was added (opened in phases, with completion and full staffing planned). This unit is for patients who need short-term, post-surgical or post-illness observational or recovery care but not full inpatient hospital care. Features include private rooms and bathrooms, common areas, physical therapy space, a salon, and dining room.

Infrastructure & Ongoing Upgrades

FMC is in the midst of significant facility upgrades. Some of the key infrastructure projects include:

- Building a new central energy plant to improve heating, cooling, and hot water systems, increase reliability, reduce downtime risk, and improve energy efficiency.
- Adding new operating rooms, expanding procedural space, improving imaging and laboratory services.
- Renovating patient rooms (e.g. reopening renovated third-floor acute patient care rooms) to bring amenities and patient comfort more in line with the standards at other WVU Medicine hospitals.

Role in the Community

Fairmont Medical Center plays a critical role in keeping health care local for residents who otherwise would have to travel to larger hubs like Morgantown or Clarksburg for many services. Its reopening preserved many jobs and has gradually restored and expanded services that had been lost when the prior hospital closed. The hospital works in tandem with WVU Medicine's outpatient clinics in Fairmont, such as the Gateway Clinic, to provide broader specialty, urgent care, diagnostic and surgical services.



AREA OVERVIEW



Fairmont State University (FSU), located in Fairmont, West Virginia, is a public regional university with deep historic roots and a strong commitment to serving West Virginians. Founded in 1865 as the Male and Female Seminary in the wake of the Civil War, it soon became the state's first private normal (teacher training) school. Since 2004 it has carried the title Fairmont State University.

FSU sits on a 120-acre main campus perched on a hilltop in Fairmont, providing a cozy, nature-accented environment with accessible facilities and walkable distances between classrooms and dorms. It offers over 50 degree programs, from associate's to master's levels, and several of those are unique within the state. The University also emphasizes affordability: its in-state tuition is well below national averages and many students receive financial aid.

Fairmont State University has roughly 3,307 enrolled students: about 3,060 undergraduates and 247 graduate students. The student population is largely native to West Virginia (more than 90%). FSU has also seen recent growth: freshman orientation and deposit numbers, plus retention rates, have improved in recent years, underscoring its momentum.

With a strong sense of community, a tradition of teacher education, expanding academic offerings, and a student-centered approach, Fairmont State University plays a vital role in the higher education landscape of West Virginia.



PROPERTY PHOTOS





PROPERTY PHOTOS





LOCATION OVERVIEW

FAIRMONT WV

OVERVIEW

Fairmont, West Virginia, known as the “Friendly City,” is a historic community nestled along the Monongahela River in north-central West Virginia. Founded in 1820 and serving as the county seat of Marion County, Fairmont has long been recognized for its scenic beauty, strong sense of community, and industrial heritage. The city developed rapidly in the late 19th and early 20th centuries as coal mining and the railroad industry fueled economic growth, positioning Fairmont as an important regional hub. Today, while its industrial roots remain part of its identity, the city has evolved into a center for education, healthcare, and technology, reflecting the broader transition of the Appalachian region toward a diversified economy.

Fairmont is home to Fairmont State University, a major educational and cultural anchor that contributes significantly to the city’s vitality. The university brings a youthful energy to the community while supporting local businesses and hosting various cultural and athletic events. Healthcare also plays a major role in the local economy, with institutions such as WVU Medicine’s Fairmont Medical Center providing essential services to residents. The city’s location along Interstate 79 offers convenient access to Morgantown, Clarksburg, and other regional destinations, making it an attractive base for commuters and businesses alike.

Culturally and recreationally, Fairmont offers a mix of small-town charm and natural beauty. The city is surrounded by rolling hills, rivers, and trails ideal for hiking, kayaking, and outdoor exploration. Prickett’s Fort State Park, a living history site located nearby, preserves the story of early frontier life and serves as one of the region’s most popular attractions. Fairmont also takes pride in its culinary contributions—most notably as the birthplace of the pepperoni roll, a beloved West Virginia staple that originated as a miner’s lunch and remains a point of local pride. Seasonal events such as the West Virginia Three Rivers Festival celebrate community spirit with music, food, and family activities.

Architecturally, Fairmont retains many reminders of its prosperous past, with stately homes, historic churches, and civic buildings reflecting early 20th-century craftsmanship. The city continues to invest in revitalizing its downtown area, encouraging small businesses, restaurants, and cultural venues to flourish. With its balance of history, education, and natural scenery, Fairmont offers residents and visitors a welcoming environment that blends traditional Appalachian character with steady modern progress.



POPULATION

3 MILES

5 MILES

10 MILES

2025 Estimate

27,625

39,700

64,795

2030 Projection

26,939

38,800

63,737

2020 Census

27,366

39,568

65,281



BUSINESS

2025 Est. Total Businesses

987

1,385

1,869

2025 Est. Total Employees

10,619

14,401

17,736



HOUSEHOLDS

2025 Estimate

11,420

16,442

26,649

2030 Projection

11,320

16,330

26,585

2020 Census

11,456

16,537

26,956



INCOME

Average Household Income

\$81,287

\$86,524

\$89,245

Median Household Income

\$64,975

\$69,888

\$72,216



64,500+

PEOPLE WITHIN 10 MILES



8,900+

VEHICLES PER DAY
LOCUST AVE

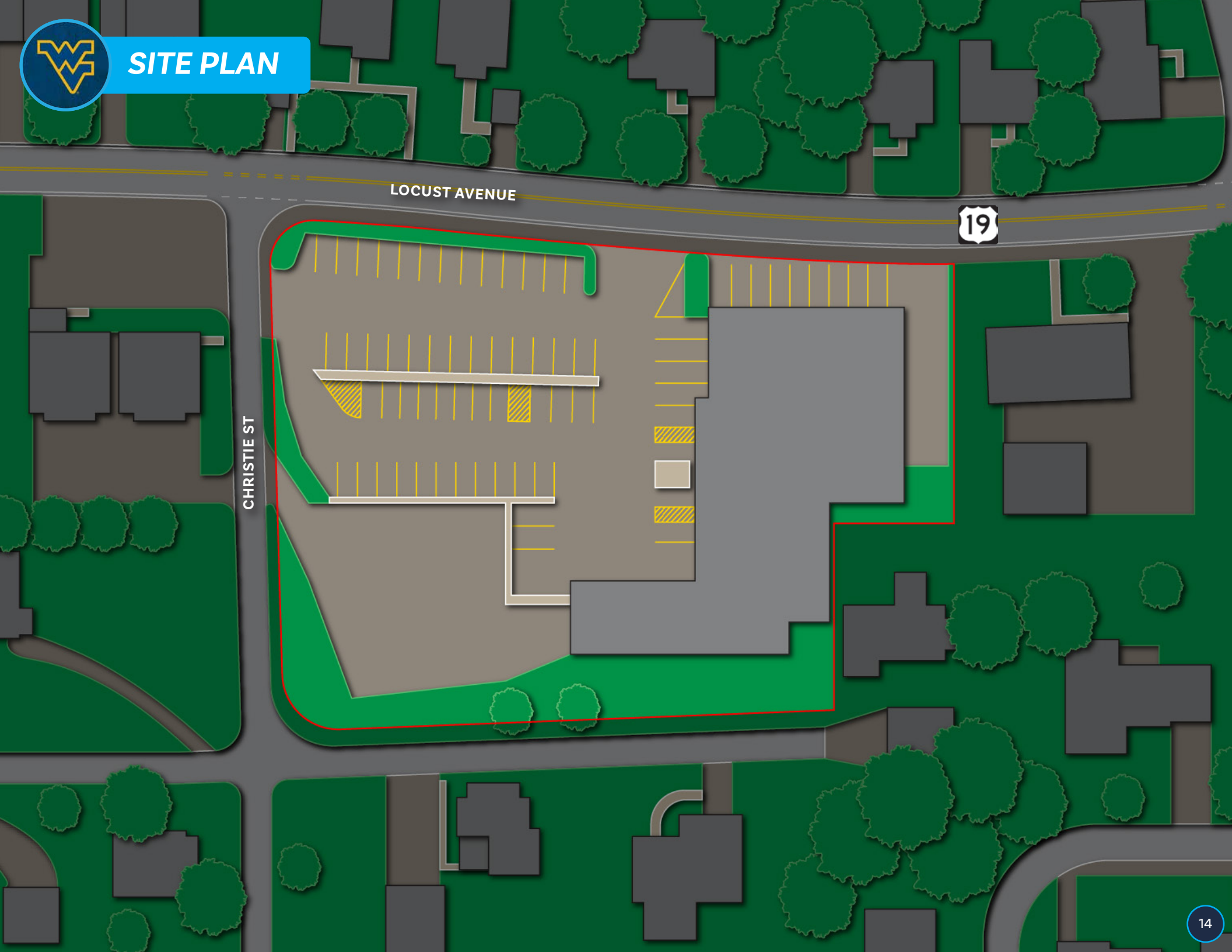


\$89,000+

AVERAGE HOUSEHOLD INCOME



SITE PLAN





LOCATION MAP

COUNTRY CLUB SHOPS







Exxon



JAYENNE
ELEMENTARY
SCHOOL



FAIRMONT
SENIOR HIGH SCHOOL

LOCUST AVENUE

MARION SQUARE







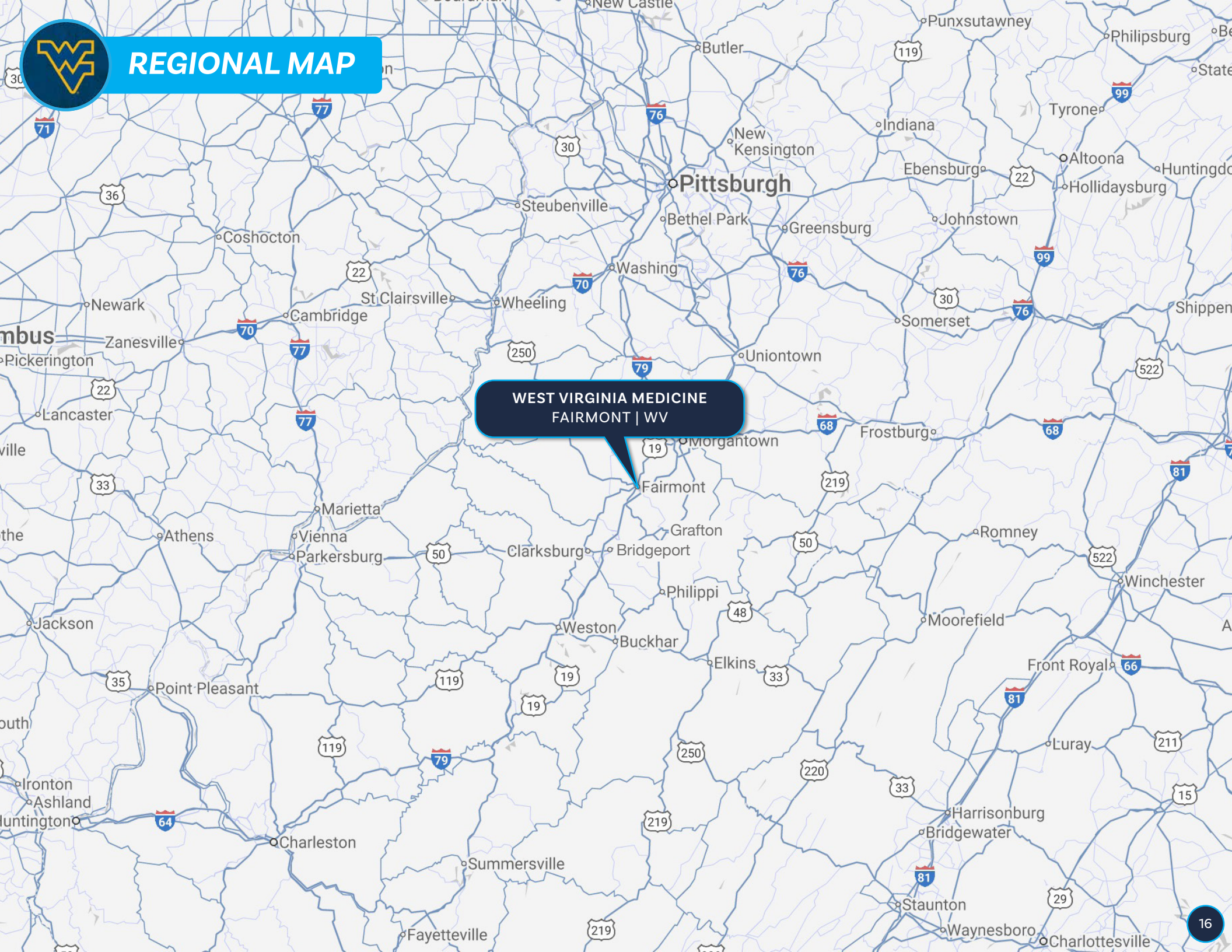


FAIRMONT STATE
UNIVERSITY

WVUMedicine
FAIRMONT MEDICAL CENTER



REGIONAL MAP





WVU Medicine

Primary Care Adult & Pediatric

Otolaryngology

Audiology