



Bel-Cross
PROPERTIES

458 HIGH ST

MORGANTOWN, WV
PRESENTED BY
DESTINY SYLVESTER



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DESCRIPTION

Built in 1920, this 19,300 (+/-) square foot building comprises three floors, two of which are residential and the main floor contains two leased commercial spaces. In the heart of downtown Morgantown, walking distance from West Virginia University and a variety of stores and restaurants.





Concealed behind a more modern shingled facade exists the 1927 era Hotel Berkshire.



HISTORY



FEATURES

- 2 commercial spaces. Currently occupied by:
 - Zeke's Breakfast and Bakes
 - Cloud 9
- 26 units
 - Twenty-three 1 bed/1 bath
 - Two 2 bed/1 bath
 - One 2 bed/2 bath

Utility	Provider
Electric	Mon Power
Natural Gas	Hope Gas
Water/Sewer	Morgantown Utility Board (MUB)
Trash	Republic

DIMENSIONS



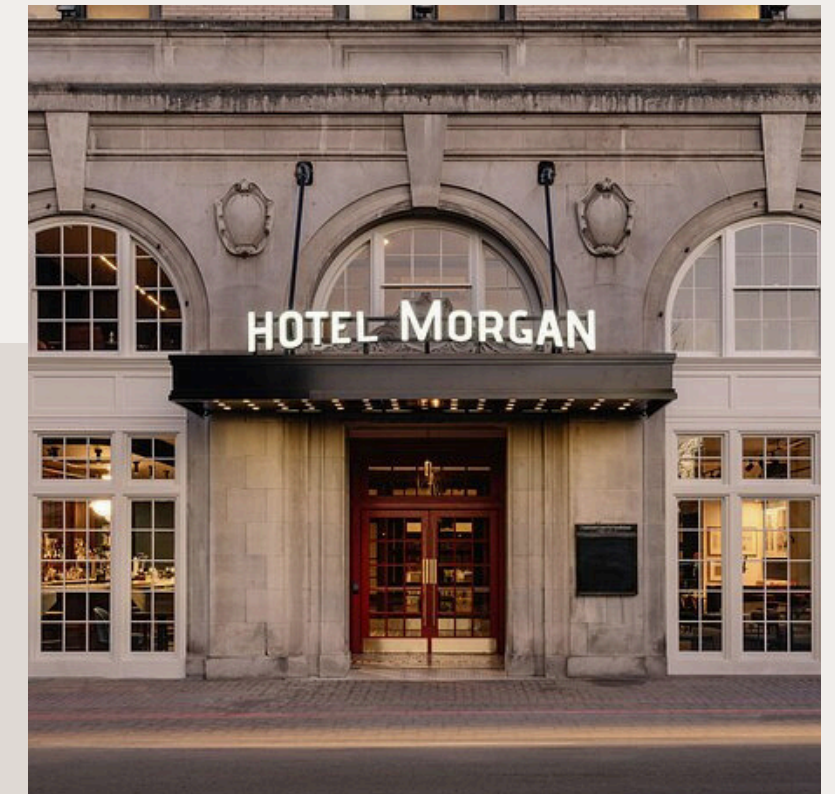
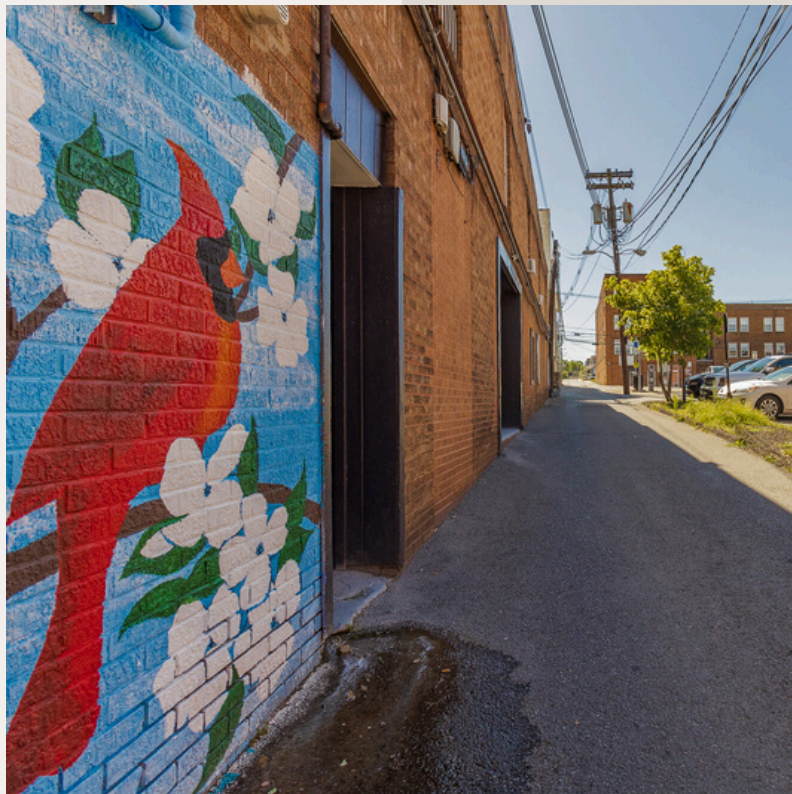
	Average Sq Feet	Number of Units
1 bed/1bath	650 sq ft	22
2 bed/1 bath	710 sq ft	2
2 bed/2 bath	950 sq ft	1
studio/1 bath	500 sq ft	2

POTENTIAL

Current Average Rent per Sqft is \$1.35

NEIGHBORHOOD

Downtown Morgantown is a rapidly growing town, home to about 30.2k people as of the 2020 census. It's home to West Virginia University, with its art museum and sculpture garden. On the Monongahela River, the WVU Core Arboretum has old-growth forest and spring wildflowers. The 1924 Metropolitan Theatre hosts performing arts.





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INCOME



PROFIT



- Residential units range in rent from about \$500-\$1,000 (+/-) per month plus utilities.
 - More information regarding rent will be disclosed once NDA is signed in full.
- Due to its desirable location, 458 High St is currently at 100% occupancy as of 12/23/2024.
- The building also contains several coin-operated laundry machines that can be accessed only by the tenants of the building.



INVENSTMENT

INTERESTED? LET'S CONNECT

+1 (304) 685-9287

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