



315 HIGH STREET
MORGANTOWN, WV 26505

WATERFRONT HOTEL MARRIOTT
2 WATERFRONT PLACE

RAIL TRAIL
SCENIC WALKING TRAIL

315 HIGH STREET
SUBJECT BUILDING

DOWNTOWN WVU
HIGH STREET

WEST VIRGINIA UNIVERSITY
MAIN CAMPUS



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OFFICE BUILDING FOR SALE

315 HIGH STREET MORGANTOWN, WV 26505

SALE PRICE / \$790,000

GROSS BUILDING SIZE / 9,240 SQ FT

LOT SIZE / 0.145 ACRE

OFF-STREET PARKING / YES - 6 SPACES

NUMBER OF FLOORS / 2

PROPERTY FEATURES / HIGH FOOT TRAFFIC AREA, NEAR TRAFFIC LIGHT, OFF-STREET PARKING AVAILABLE, PRIVATE OFFICES, STORAGE SPACE, WALKING DISTANCE TO MANY AMENITIES, WALKING DISTANCE TO WVU'S MAIN CAMPUS

Located immediately along High Street in Downtown Morgantown, 315 High Street is a two-story, 9,240 (+/-) square foot building on a 0.145 (+/-) acre lot. Both the main level (street level) and lower level are comprised of 4,620 (+/-) square feet. The building offers one entrance at the front of the building and one in the back. The space was formerly used as a law office, but would be suitable for any office user. Take advantage of this prime opportunity within Downtown Morgantown, steps from West Virginia University!

The property is located inside the city limits of Morgantown and within walking distance to many amenities including the West Virginia University main campus, the PRT, shopping, restaurants and more. The property is positioned roughly 2.5 miles from I-79, Exit 152, 3.5 miles from I-68, Exit 1, and 5 miles from I-68, Exit 7. Along Beechurst Avenue, there is a daily traffic count of 20,246 vehicles per day (WVDOH, 2015).

FOR SALE

OFFICE BUILDING - LOCATED IN THE HEART OF DOWNTOWN MORGANTOWN

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PROPERTY SPECIFICATIONS

BUILDING SPECIFICATIONS

Built in the 1958, and renovated in 2004, this two-story office building is comprised of 9,240 (+/-) square feet. The upper level offers 4,620 (+/-) square feet of finished office space and the lower level offers 1,440 (+/-) square feet of finished office space and 3,180 (+/-) square feet of unfinished storage space. Both the main and lower level are built out for traditional office use. The front of the building offers street level access via the main floor and the back of the building offers street level access via the lower level. The building is constructed of masonry block and brick with poured concrete footers and a rubber roof. There are two, 5-ton HVAC units located on the roof which service the main level.

LEGAL DESCRIPTION

Located inside of City Limits of Morgantown, this property is situated within the Third Ward District of Monongalia County. The property consists of two rectangular shaped parcels. The property is identified as Third Ward District, Map 26A, Parcel 64 and 65. This can be referenced in Deed Book 1255, Page 442. This property is zoned B4.

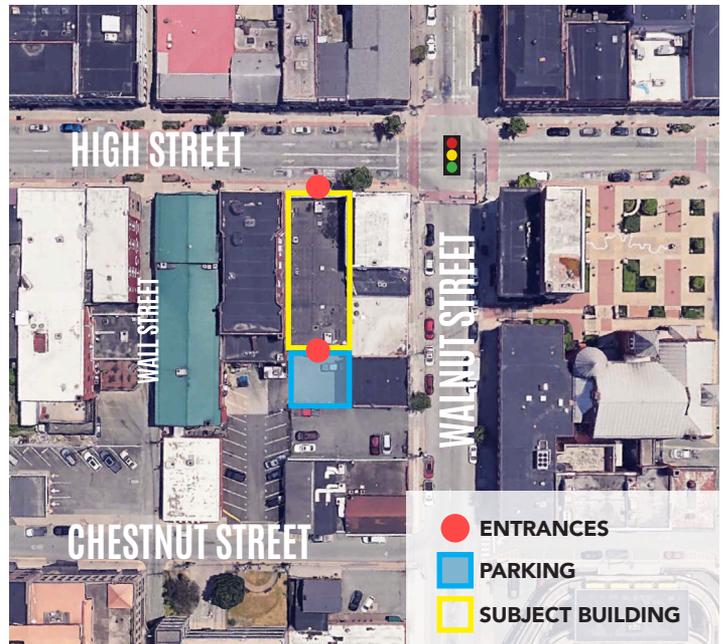
PARKING

There is a metered parking available at the front of the building on the other side of the street that is available on a first come first serve basis. There are approximately 6 (+/-) lined parking spots available at the back of the building via private parking lot. Additional parking is available via numerous parking garages in the downtown area.

UTILITIES

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

| UTILITY | PROVIDER |
|----------------|--------------------------------|
| Electric | Mon Power |
| Natural Gas | Dominion Hope |
| Water/Sewer | Morgantown Utility Board (MUB) |
| Trash | Republic |
| Cable/Internet | Comcast - Xfinity |



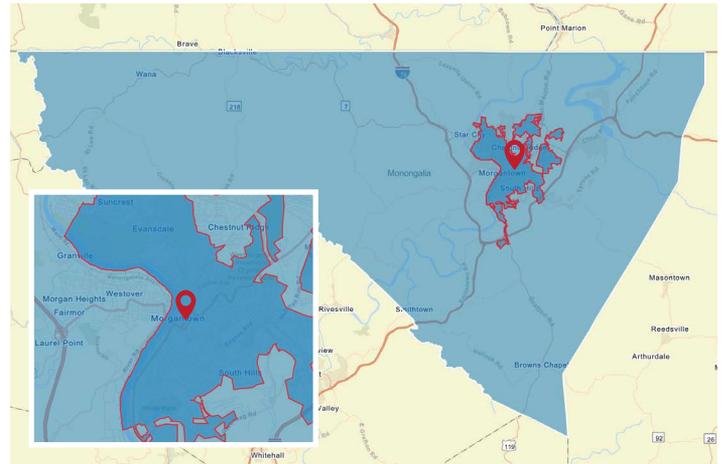
LOCATION ANALYSIS

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

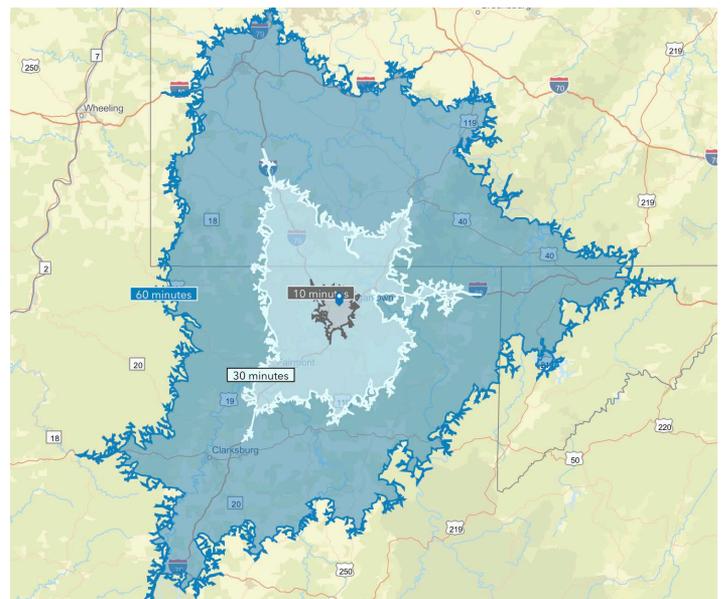
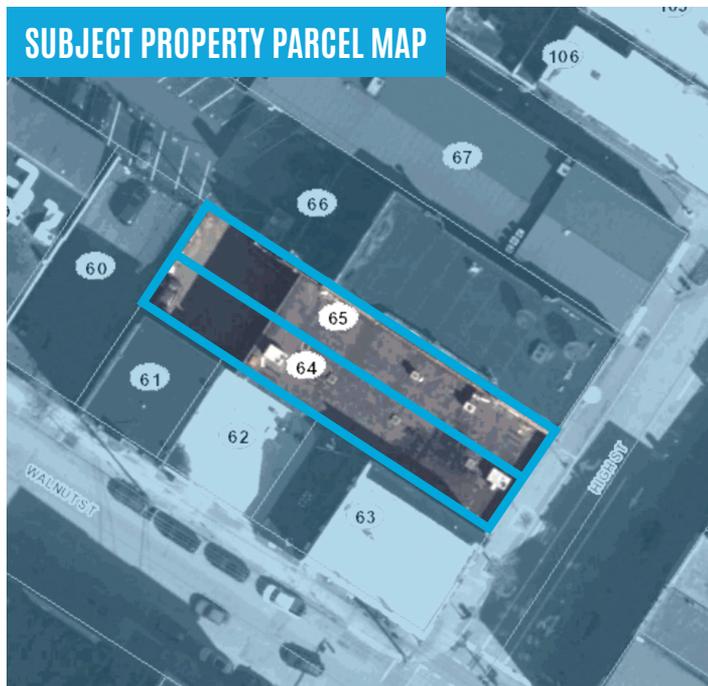
Monongalia County has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

The **City of Morgantown** has a total population of 31,050 and a median household income of \$37,549. Total number of businesses is 1,460.

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



■ Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location



Distance to nearby cities: Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

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SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property, 315 High Street, has been referenced with a yellow star.

- ① Walnut PRT Station
- ② Beechurst PRT Station
- 🚌 Mountain Line Bus Stop

- ③ Westover Area
- ④ Sheetz
- ⑤ Morgantown Chamber of Commerce
- ⑥ Starbucks
- ⑦ Monongalia Magistrate
- ⑧ Iron Horse Tavern
- ⑨ Huntington Bank
- ⑩ Dollar General
- ⑪ Monongalia County Clerk
- ⑫ Cold Stone Creamery
- ⑬ Subway
- ⑭ Chipotle
- ⑮ Public Safety Center
- ⑯ Morgantown Public Library
- ⑰ Morgantown Municipal Building
- ⑱ Morgantown Farmers Market
- ⑲ Central Place Apartments
- ⑳ Truist Bank
- ㉑ CVS
- ㉒ WV Junior College
- ㉓ Downtown Campus Library
- ㉔ Mountainlair
- ㉕ West Virginia University Main Campus
- ㉖ University Place Housing
- ㉗ State On Campus Housing
- ㉘ Wharf District Parking Garage
- ㉙ Oliverio's Ristorante
- ㉚ Mountain State Brewing
- ㉛ Adams Legal Group, PLLC
- ㉜ WVU Evansdale Campus
- ㉝ Morgantown High School
- ㉞ Fred L. Jenkins Funeral Home
- ㉟ Monongalia County Schools
- ㊱ Department of Health and Human Resources
- ㊲ Child Support Enforcement Division

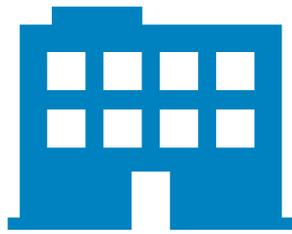
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



57,295

Total Population



2,814

Businesses



78,614

Daytime Population



\$232,249

Median Home Value



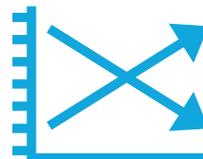
\$35,237

Per Capita Income



\$47,384

Median Household Income



-0.03%

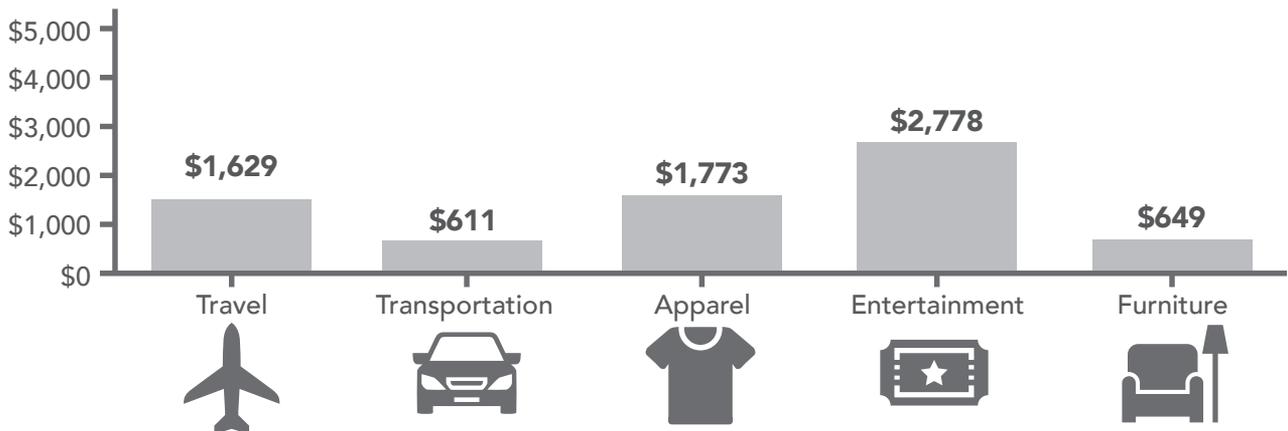
2020-2023 Pop Growth Rate



25.9

Median Age

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2023 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



79,945

Total Population



3,479

Businesses



99,134

Daytime Population



\$242,021

Median Home Value



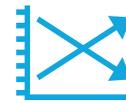
\$38,694

Per Capita Income



\$54,470

Median Household Income



0.19%

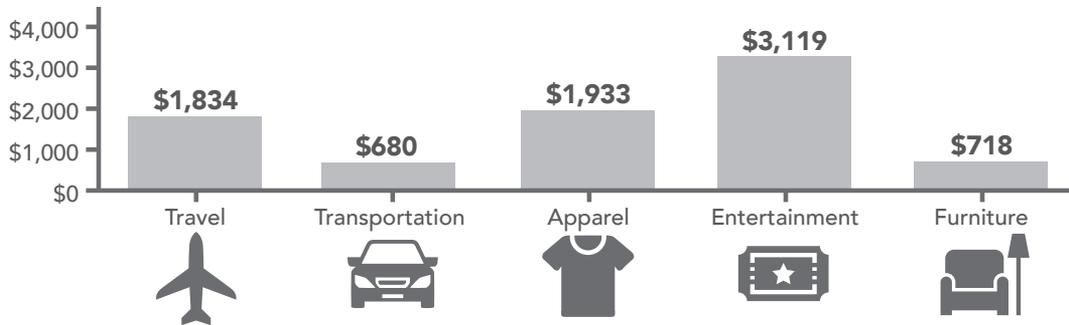
2020-2023 Pop Growth Rate



28.5

Median Age

KEY SPENDING FACTS



10 MILE RADIUS



109,388

Total Population



3,972

Businesses



120,486

Daytime Population



\$250,978

Median Home Value



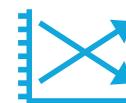
\$41,462

Per Capita Income



\$59,303

Median Household Income



0.34%

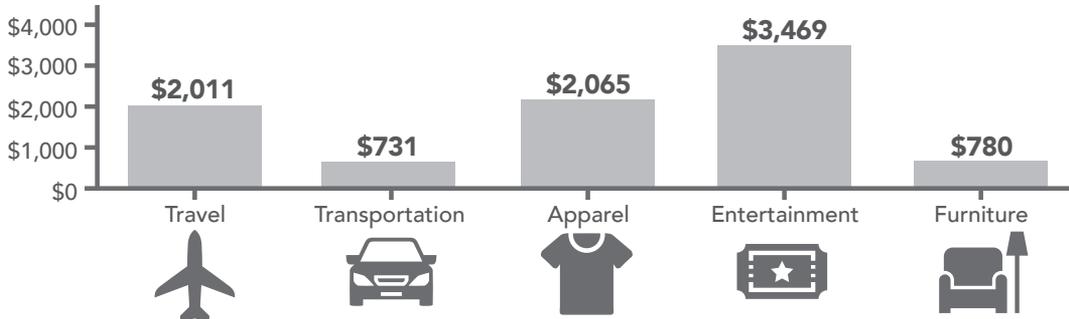
2020-2023 Pop Growth Rate



31.9

Median Age

KEY SPENDING FACTS

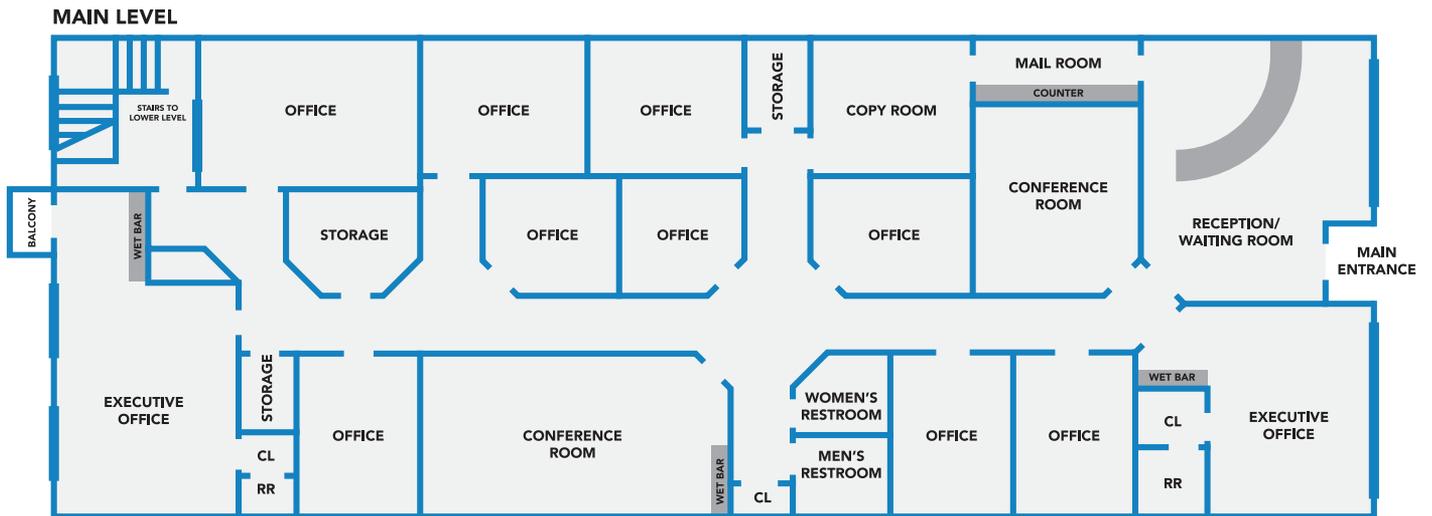


FLOOR PLAN - MAIN LEVEL

4,620 (+/-) SQUARE FEET

The main level is comprised of 4,620 (+/-) square feet with the entrance being at street level along High Street. This space is currently built out for traditional office use. The floor plan consists of a reception/waiting area, mail room, copy room, two conference rooms, one with a wet bar, two executive offices with wet bar and private restroom, nine private offices, three storage closets/rooms and separate men's and women's restrooms.

Finishes to the space include a combination of tile, hardwood and carpet flooring, drywall walls, drop ceilings and a mix of fluorescent and recessed lighting.



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INTERIOR PHOTOS - MAIN LEVEL



Main Level: Reception/Waiting Room.

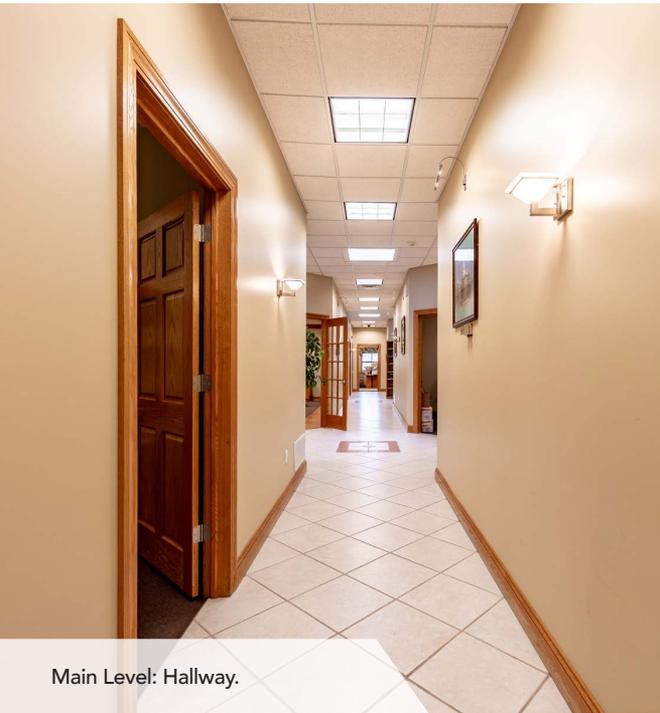


Main Level: Reception/Waiting Room.



Main Level: Conference Room.

INTERIOR PHOTOS - MAIN LEVEL



Main Level: Hallway.



Main Level: Hallway.



Main Level: Front Executive Office.

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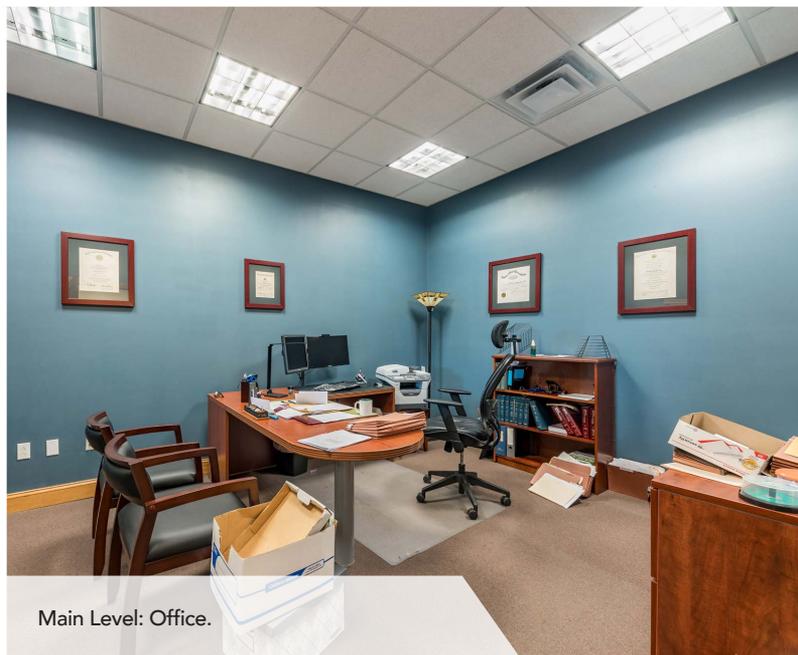
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Main Level: Conference Room.



Main Level: Back Executive Office.



Main Level: Office.

INTERIOR PHOTOS - MAIN LEVEL



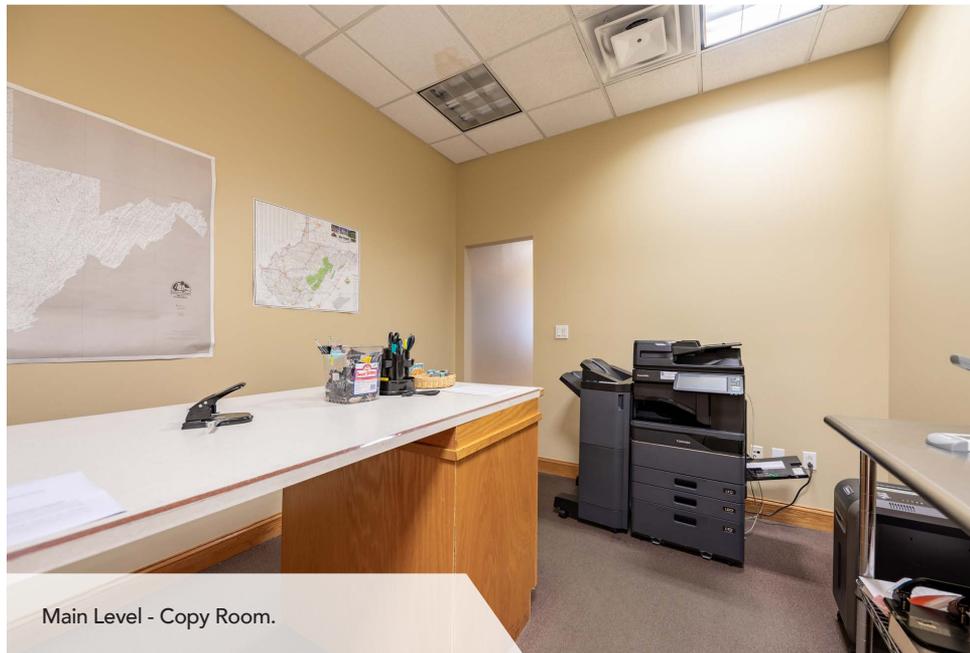
Main Level: Library and Overflow Space.



Main Level: Office.



Main Level: Mail Room.



Main Level - Copy Room.

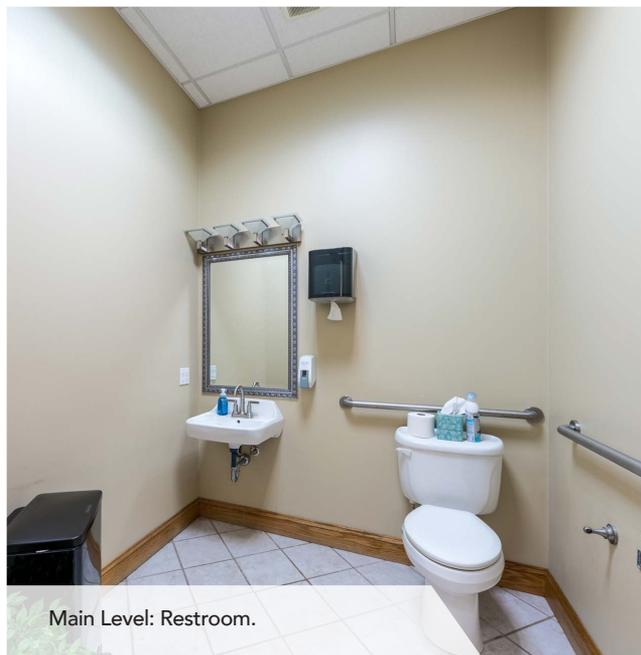
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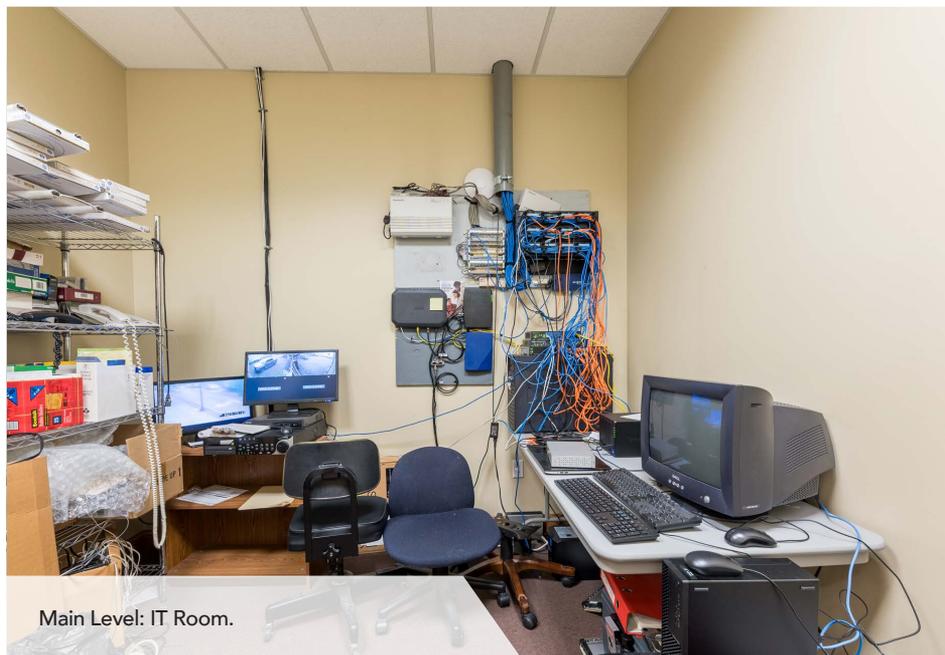
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Main Level: Office.



Main Level: Restroom.



Main Level: IT Room.

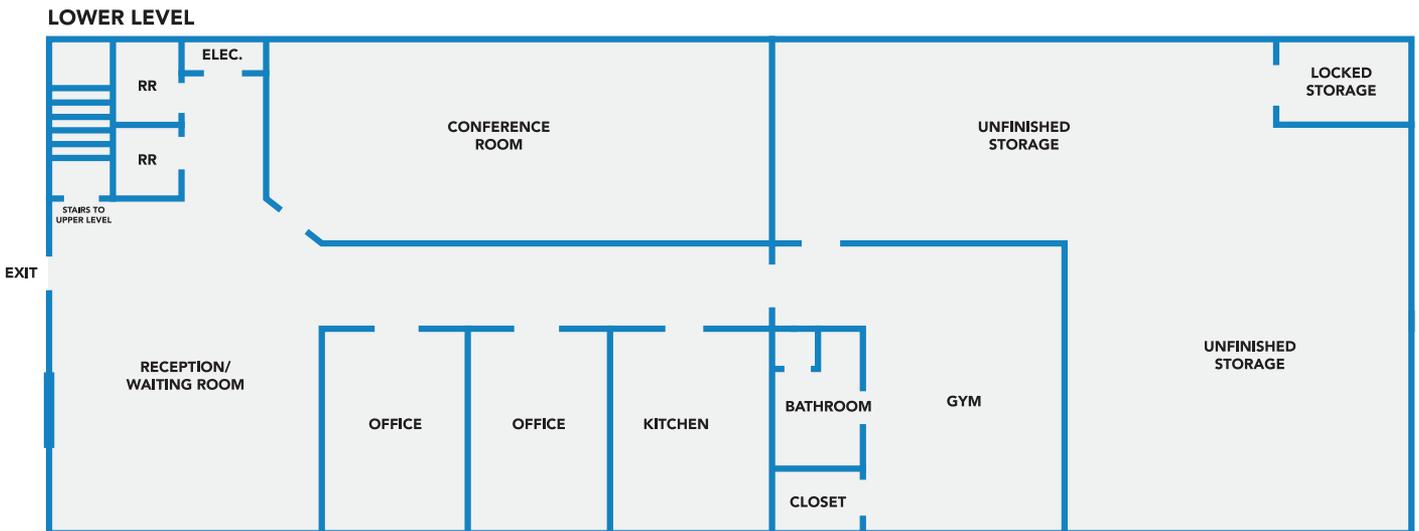
FLOOR PLAN - LOWER LEVEL

4,620 (+/-) SQUARE FEET

The lower level is comprised of 4,620 (+/-) square feet with 1,440 (+/-) square feet being finished office space and 3,180 (+/-) square feet being unfinished storage area. There is a street level exit door which access the back of the building parking lot. This space is currently partially built out for traditional office use. The floor plan consists of a reception/

waiting area, large conference room, two private offices, kitchen, gym with shower, large unfinished storage area, small locked storage room and two private restrooms.

Finishes to the space include a combination of tile, carpet and concrete flooring, drywall and concrete walls, drop and unfinished ceilings and fluorescent lighting.



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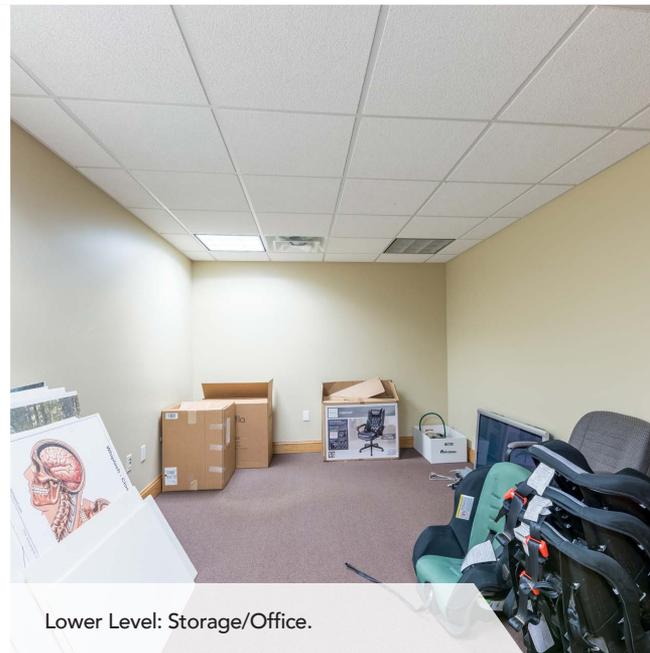
Lower Level: Reception.



Lower Level: Meeting Room.



Lower Level: Storage/Office.



Lower Level: Storage/Office.

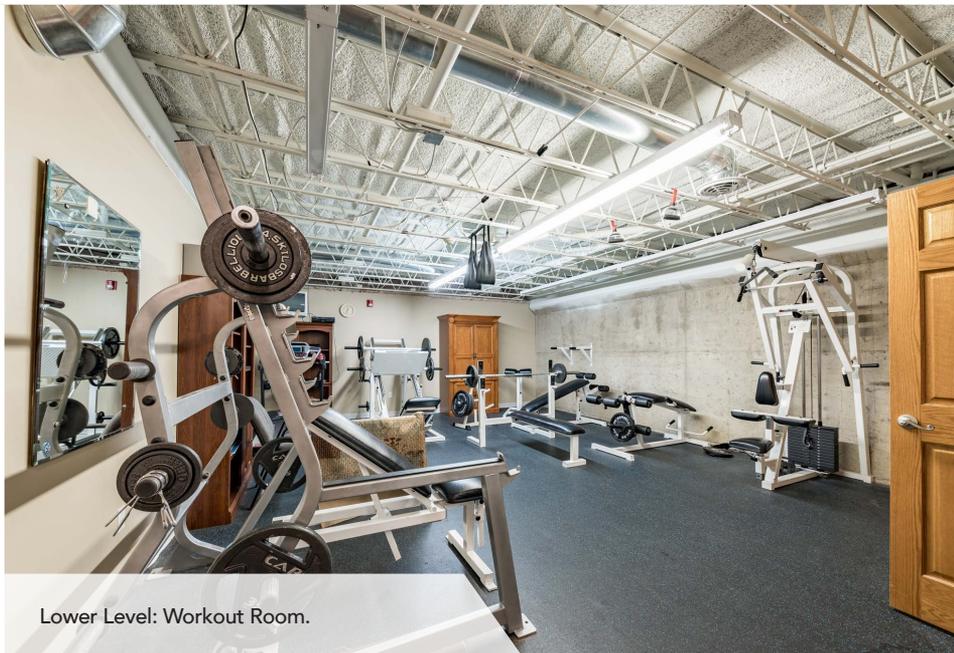
INTERIOR PHOTOS - LOWER LEVEL



Lower Level: Kitchen.



Lower Level: Shower.

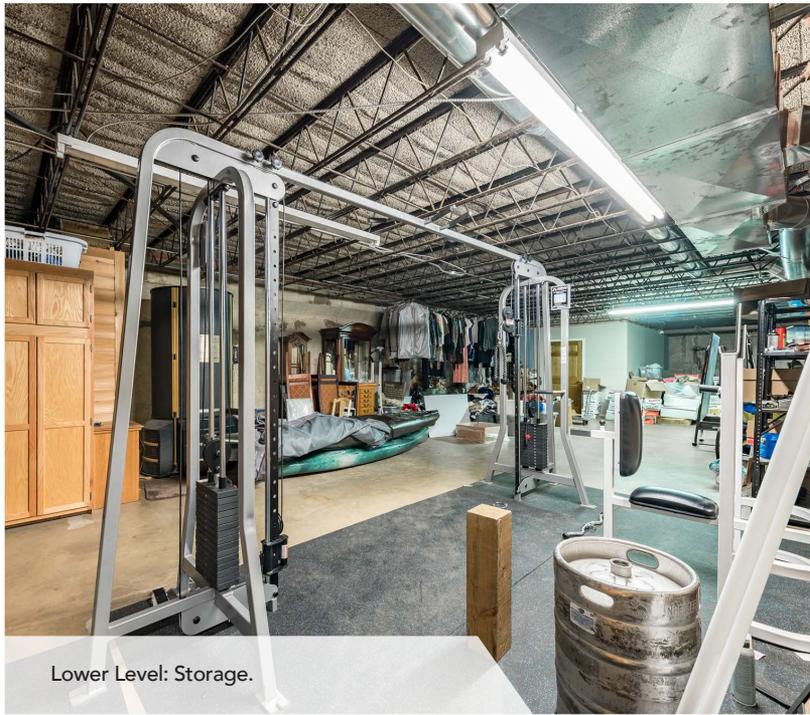


Lower Level: Workout Room.

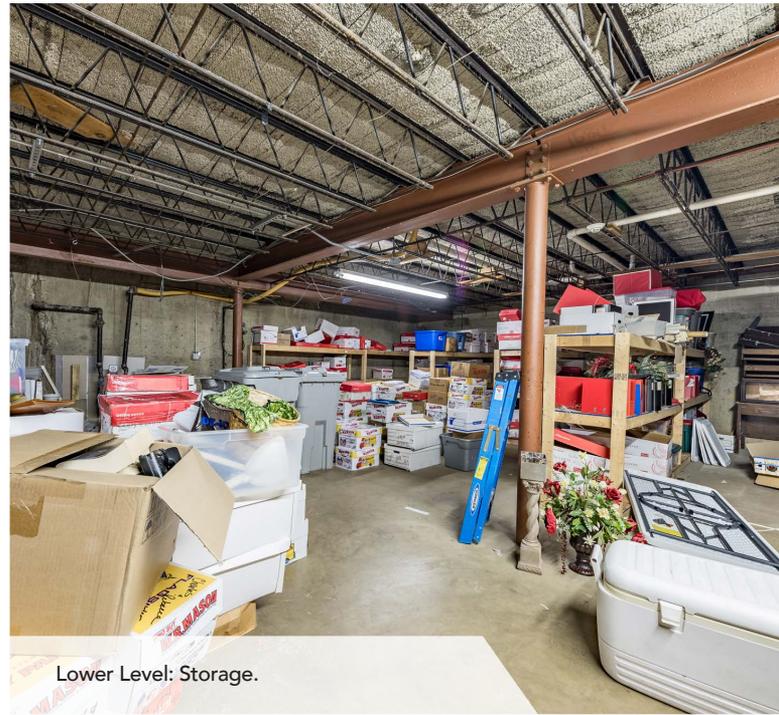
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Lower Level: Storage.



Lower Level: Storage.



Lower Level: Storage.

EXTERIOR PHOTOS



Front of Building, Main Entrance.

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Front of Building Facing Down High Street.



Front of Building, Main Entrance.



Back of Building, Entrance/Exit.

AERIALS

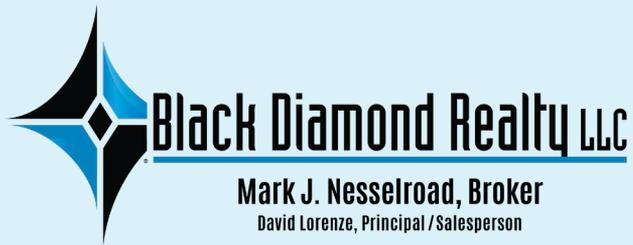


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