

**Howard  
Hanna**

Premier Properties  
By Barbara Alexander  
COMMERCIAL REAL ESTATE

**AVAILABLE**

**304-594-1519**

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**Discounted  
To Sell  
\$525,000**

**Mixed Use  
4 Parcels**

**4 Apartments  
2 Commercial  
1 Retail**

**Off Street  
Parking (20+)**

**2 Loading  
Docks  
1 Drive-In Bay**

**1, 5, 9 Ohio Avenue, Westover, WV**



- Westover Post Office Business
- 3 Commercial Spaces (leased)
- 4 Apartments (leased)
- 2 Truck High Loading Docks
- 1 Drive in Loading Bay
- Block & Brick Construction
- Corner Location
- Additional Land for expansion

**Great Investment opportunity! This mixed use building is located at the corner of Ohio, Dunkard & Wilson. The property is comprised of 3 commercial spaces and 4 apartments. One of the commercial spaces includes the Westover Post Office.**

**The family owned property is comprised of 2 buildings on 4 parcels and includes off-street parking in the front and rear. The properties were assembled over the years.**

**Listing agents are partial owners.**



# Front View



# Front View



# Front View



# Corner View



# Loading Docks



# Aerial View



# Aerial Tax Map

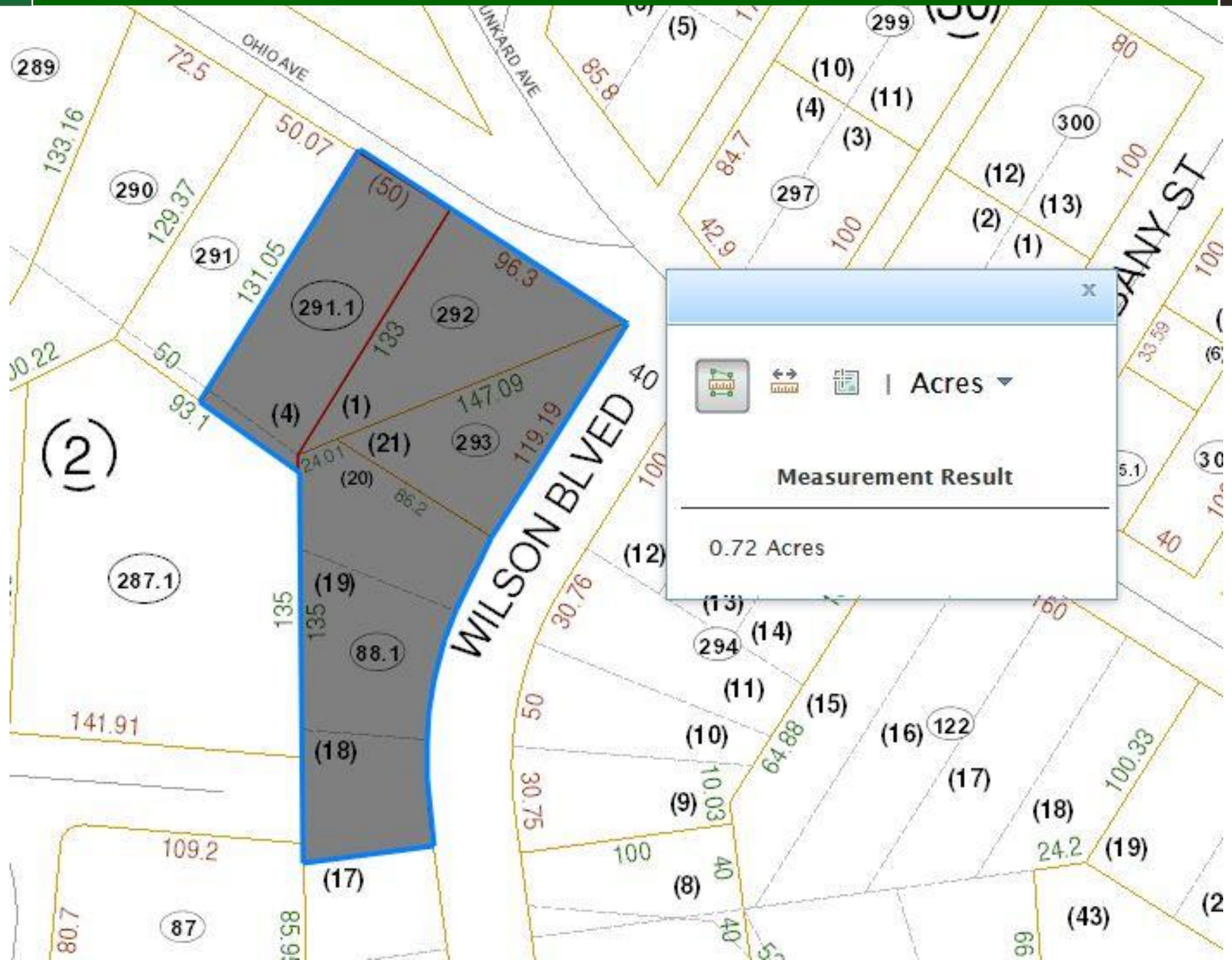




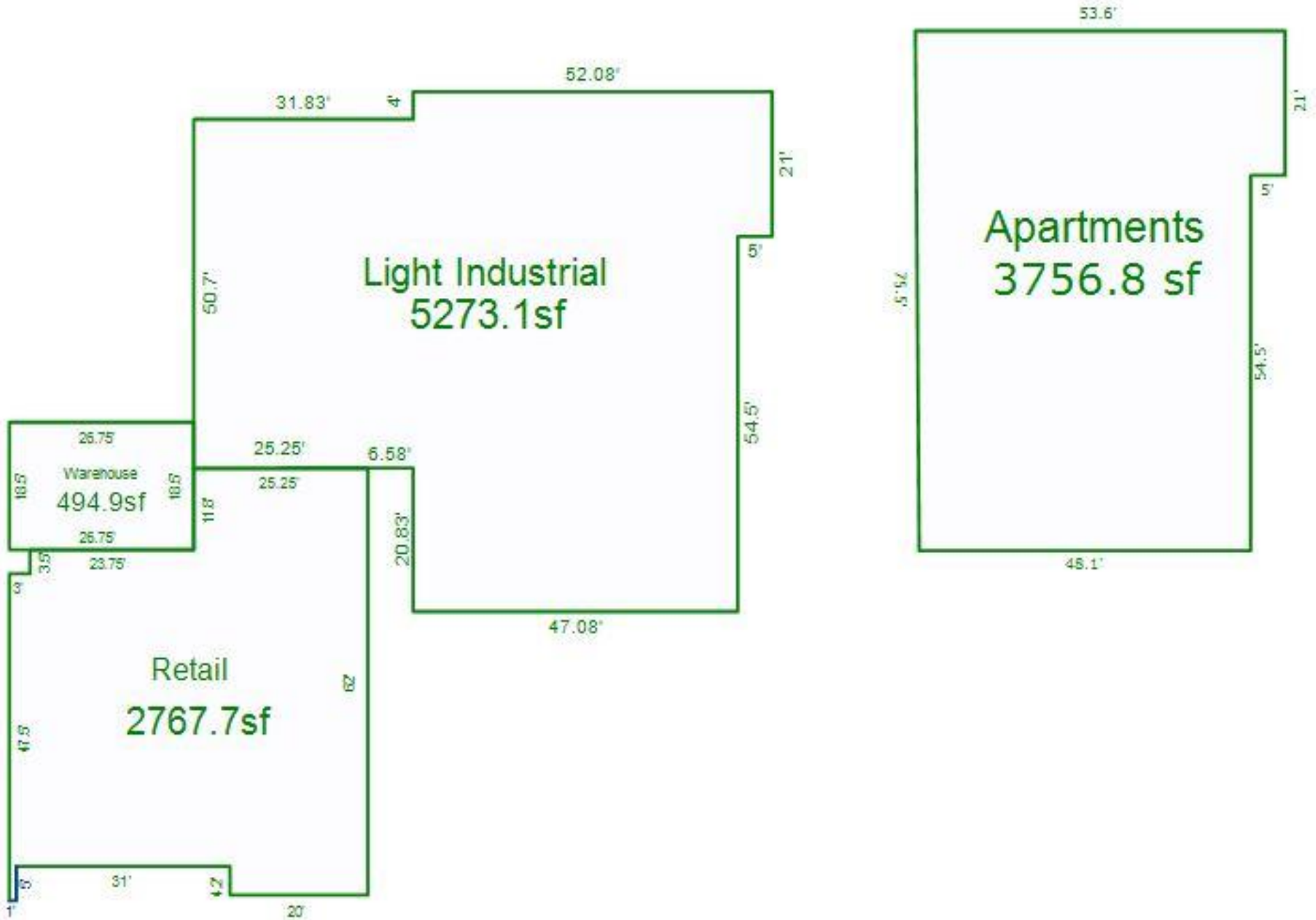
# Tax Map



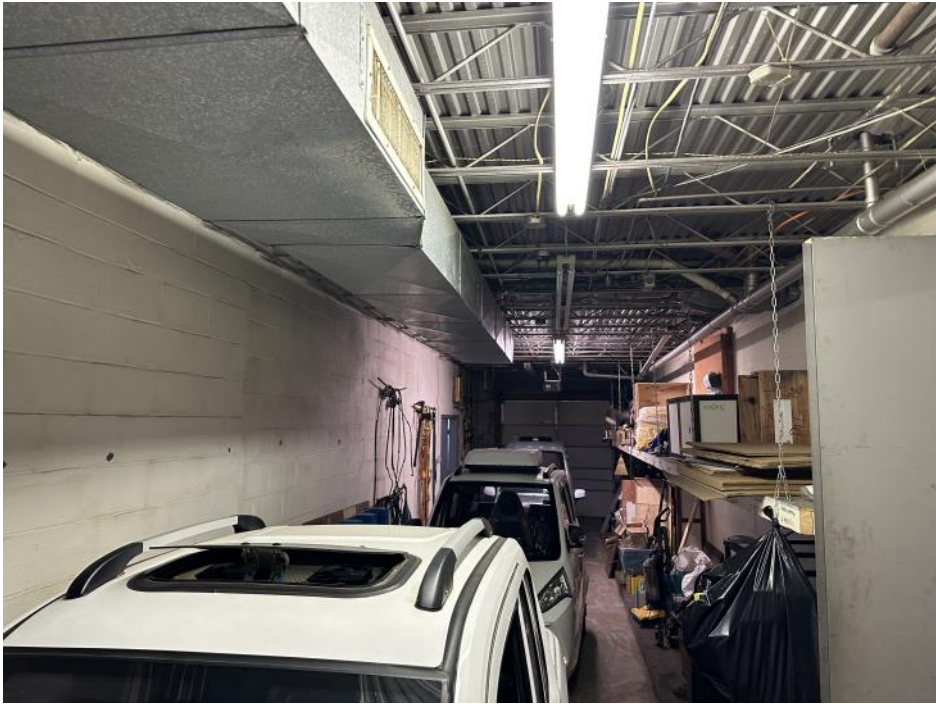
# Estimated Land Size via Tax Maps



# Exterior Measurements



# Warehouse Photos



# Post Office Photos



# Apartment Photos



# List of Parcels

Address	District	Map	Parcel	Lot Size SF	Deed	2020 Tax	Built		
5 & 9 Ohio	Westover	4	291.1	6601	WB151/683	\$4,028.92	1955		Ohio Ave
1 Ohio	Westover	4	292	6404	WB151/683	\$2,717.28	1962	BL 2. :pt 1. Garrison Land	Post Office
1 Ohio	Westover	4	293	5137	WB151/683	\$49.32		BL 4, Lot 21	Garrison Land
Wilson Blvd	Westover	7	88.1	12224	WB151/683	\$235.82		BL 4,, Lots 18, 19, 20	Westover Add
				30366.00		\$7,031.34			

	Building Size
First Floor	8535.70
Second Floor	3756.8
Total	12292.00 +/-

AC Land
0.72 +/-

# Westover Zoning Map





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## COMMERCIAL DIVISION

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*North Central West Virginia's  
Leaders in Real Estate!*

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### **Kay Michael Alexander**

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At Howard Hanna Premier Properties by Barbara Alexander, LLC we strive to bring the best service to our clients utilizing a wide variety of tools, media, technology, and our national network of commercial brokers, companies and resources.



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