



PREMIER PROPERTIES
By Barbara Alexander, LLC

COMMERCIAL DIVISION

304-594-1519

www.move2wv.com

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

Howard Hanna Premier Properties
by Barbara Alexander, LLC
2800 Cranberry Square
Morgantown, West Virginia
304-594-0115
www.move2wv.com

1901 Bryant Street, Sabraton Area, Morgantown, WV

**Established
Plaza &
Extra Land**

\$775,000

2.2 Acres

B-2 Zoning

Level Site

**Strong
Commercial
Area**

**Fronts 3
City Streets**

**All Utilities
Available**



- 2.2 acres +/-
- WV Route 7
- Near Interstate 68
- Near Morgantown Airport
- All Utilities Available
- Paved Parking
- Level Site
- Fronts 3 City Streets

Commercial Opportunity in the Sabraton area off WV Route 7, near Exit 4 of Interstate 68. This is a level 2.2 acres site in a strong commercial area of Morgantown. Site is convenient to Interstate 68, Downtown, Shopping and Rail-Trail. Suitable for Single-Tenant & Multi-Tenant Users. Surrounding businesses include SpringHill Suites, Goodwill, Southern States, Dunkin', Sheetz, KFC, Kroger, Habitat, Clear Mountain Bank, Truist Bank, Burger King, First United Bank & Trust, Dollar Tree, Family Dollar, BFS, 84 Lumber, USDA, Aldi's, United Bank, CVS and more. Call agent for more details.



2.2 Acre Site

Deckers Creek Trail

Carnegie St

Gritstone Climbing + Fitness

KFC Chicken - S

Eljadd St

Dunkin'

Tesla Supercharger

Carnegie St

SpringHill Suites by Marriott Morgantown

Hunters Way

Sheetz Convenience store

Hunters Way

Sterling Dr

Hunters Way

Arby's Fast Food - S

The Queen's Choice

Burger King

Dancer's Clo Temporarily closed

Hunters Way

Sterling Dr

Sterling Dr

First United Bank & Trust

Listravia Ave











St Mary's
Byzantine Church

Davis Home Inspections

BFS Southern States

R.E. Michel Company

Goodwill
Thrift store

Eds Systems
Temporarily closed

The Queen's Choice

Spring Hill Suites by
Marriott Morgantown

Arby's
Fast Food · \$

2.2 Acre Site

United States
Postal Service

Sheetz
Convenience store

Tesla Supercharger

Gritstone
Climbing + Fitness

Dunkin'

KFC
Chicken · \$

Clear Mountain Bank



Puriton St

Lloyd Ave

Gritstone Climbing + Fitness

United States Postal Service

2.2 Acre Site

Eljadid St

Dunkin'

Goodwill Thrift store

Carnegie St

Burger King

Arby's Fast Food • S

Sheetz Convenience store

R.E. Michel Company

Hunters Way

BFS Southern States

Stella's Pub & Hot Spot

Earle Core Rd

Ustravia Ave

Long Aly

Eugeniva Ave

St Mary's Byzantine Church

Long Aly

Eugeniva Ave

Lincova Ave



Linnehurst St

68

BFS Southern States

Goodwill

Purinton St

Racine St

Lloyd Ave

Pilates For Every Body

7

R.E. Michel Company

2.2 Acre Site

Johns St

Sheetz

Gritstone Climbing + Fitness

Brooke Ave

Dunkin'

Clear Mountain Bank

Doyle St

Truist

Kroger Fuel Center

Dug Hill Road

O B Fawley Music
Musical instrument store

TLC Dental

Kroger

Sabraton Ave

Mon Valley Habitat for
Humanity & ReStore

Sabraton Hill
Baptist Church



ALDI

SABRATON

Suburban Extended Stay

Popeyes
Louisiana Kitchen

Sabraton Station

Sabraton Hill
Baptist Church

O B Fawley Music

Kroger

La Tapatia
Market and Tacos

Trinity Christian School

2.2 Acre Site

Spring Hill Suites by
Marriott Morgantown

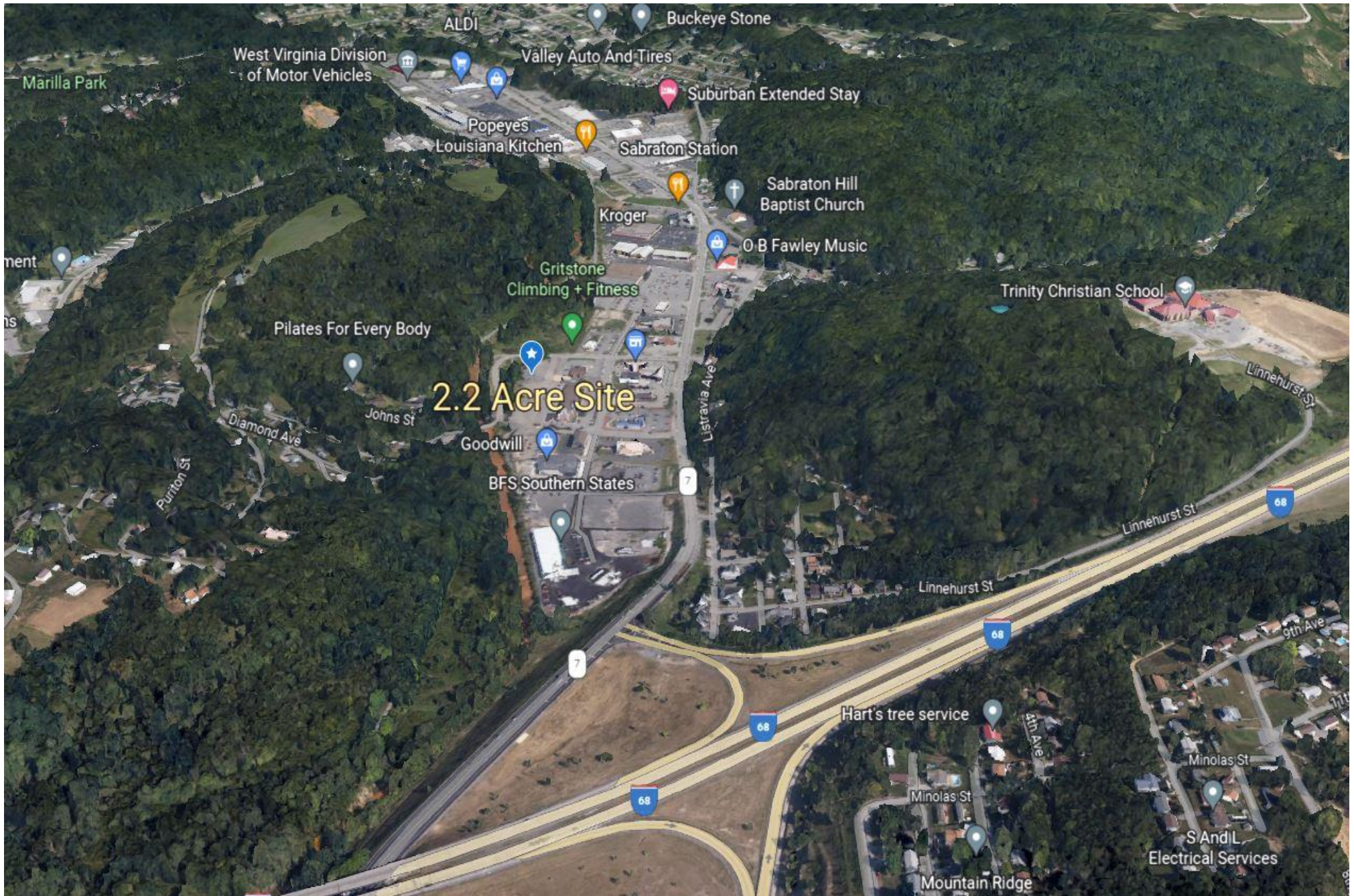
Goodwill

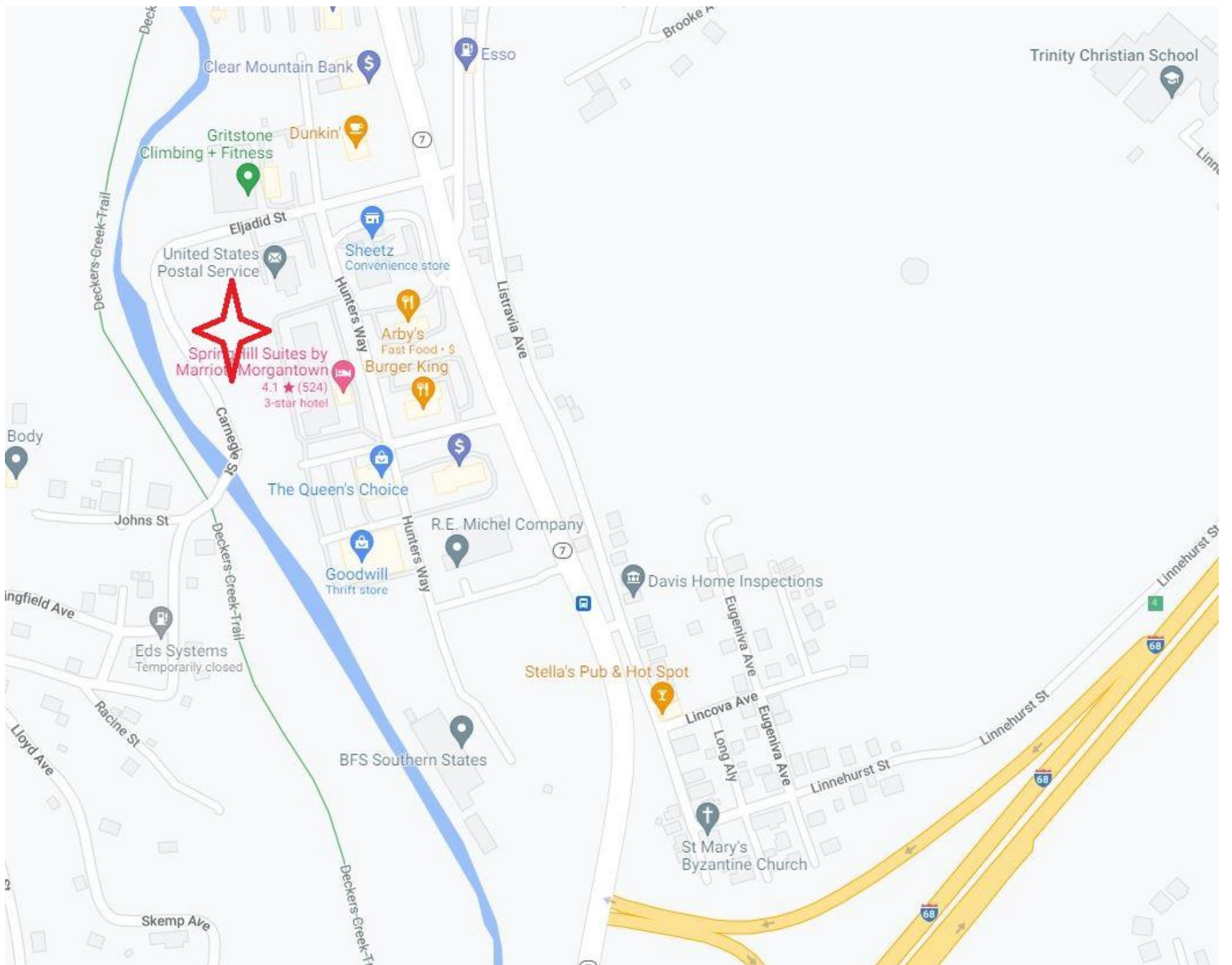
68/7

68

7

68





Spring Hill Suites by
Marriott Morgantown
4.1 ★ (524)
3-star hotel

Clear Mountain Bank

Esso

Gritstone
Climbing + Fitness

Dunkin'

Eljadid St

United States
Postal Service

Sheetz
Convenience store

Arby's
Fast Food • \$

Burger King

Spring Hill Suites by
Marriott Morgantown
4.1 ★ (524)
3-star hotel

The Queen's Choice

R.E. Michel Company

Goodwill
Thrift store

Davis Home Inspections

Stella's Pub & Hot Spot

Eds Systems
Temporarily closed

BFS Southern States

St Mary's
Byzantine Church

Trinity Christian School



EL JADDI ST

STURGISS AVE

DESPERS GREEN TRAIL

EARLS ST

WALSH ST

EARL GOFFERD

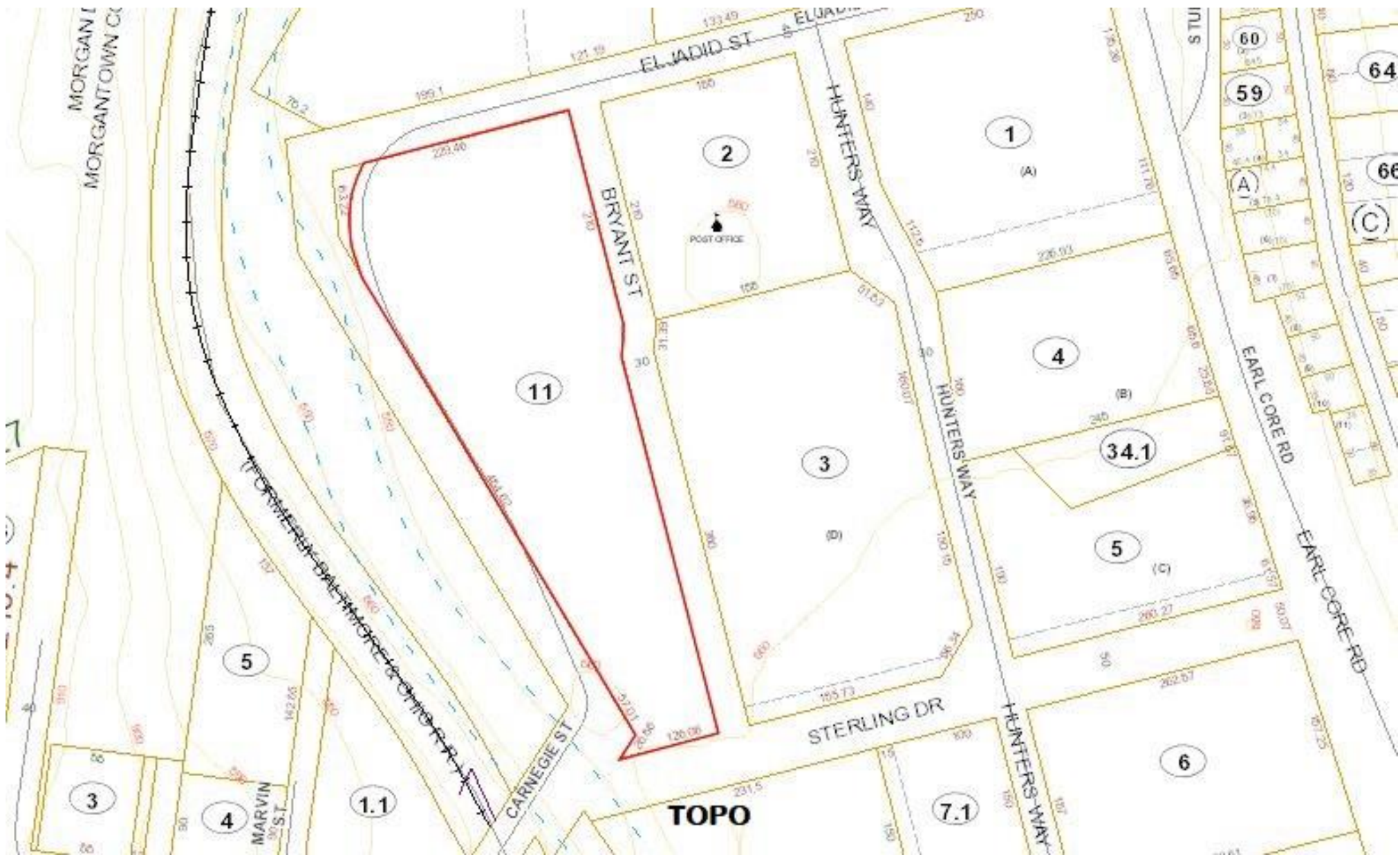
LESTRAY AVE

JOHN ST

AVE









ALL BEARINGS SHOWN HEREON ARE ORIENTED TO A PLAT OF SURVEY RECORDED IN MAP CABINET 1, ENVELOPE 127-A.

FEDERAL AID
NON-STATE ROUTE 4765
"ELJADID STREET"

(TIE LINE)
S 75°27'50" W
188.00'

L6 1/2" REBAR

BRYANT STREET
S 14°32'10" E
210.00'

N 75°27'50" E
131.64'

SARANNA, LLC
1387/183 44A-2

C3

L5

C2

L4

C1

L1

PK NAIL

PK NAIL

ELDGER PROPERTIES, LLC
1370/281 44A-11

2.20 ACRES

FEDERAL AID
NON-STATE ROUTE 4765
"CARNEGIE STREET"

S 14°30'13" E
360.00'

SABRATON LODGING, LLC
1251/666 44A-3

N 23°00'45" W
135.19'

L4

C1

L3

L2

L1

5/8" REBAR

STERLING DRIVE

S 75°27'50" W
126.00'

5/8" REBAR

S 87°57'40" W
231.07'
(TIE LINE)

RAILROAD SPIKE

LEGEND

- 5/8-INCH REBAR, SET
- ⊙ RAILROAD SPIKE, SET
- △ MONUMENT, FOUND
- CALCULATED POINT
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- TIE LINE
- RIGHT-OF-WAY LIMITS (R/W)
- 000/000 DEED BOOK / PAGE NO.
- 00-00 TAX MAP - PARCEL NO.

CURVE	ARC	RADIUS	CHORD	BEARING	CHORD LENGTH
C1	44.08'	320.00'	N 26°57'30" W	44.04'	
C2	102.11'	330.00'	N 22°02'23" W	101.70'	
C3	97.46'	63.00'	N 31°08'39" E	88.03'	

NOTE: THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A LAWYER'S TITLE REPORT AND MAY NOT ADDRESS ALL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS OR EXCEPTIONS.

SURVEYED DURING MAY 2019 BY
SURVEYOR AND ASSOCIATES, INC.
KINGWOOD, WEST VIRGINIA

Aubrey D. Shultz

AUBREY D. SHULTZ, PS# 905

LINE	BEARING	LENGTH
L1	N 75°27'50" E	30.00'
L2	S 02°33'55" W	31.38'
L3	N 33°44'50" E	26.86'
L4	N 30°57'10" W	57.01'
L5	N 13°10'32" W	15.59'
L6	S 75°27'50" W	30.00'

PLAT OF SURVEY
FOR

ELDGER PROPERTIES, LLC
MORGANTOWN CORPORATION - SIXTH WARD
MONONGALIA COUNTY - WEST VIRGINIA
SCALE: 1"=60'
MAY 2019



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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.

