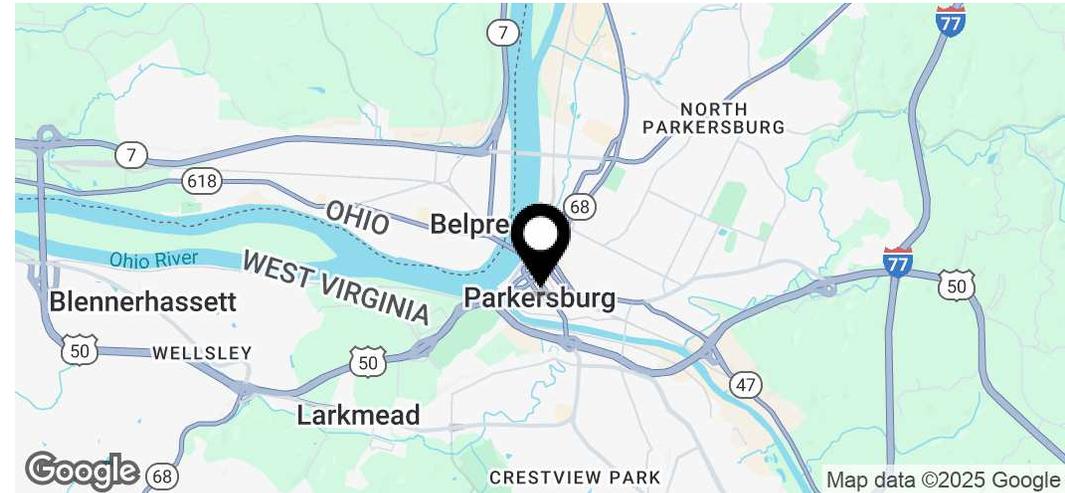


422 Market St

Parkersburg, WV 26101

FOR SALE

Executive Summary



Offering Summary

Price	\$490,000
Price / GSF	\$34.69
GSF	14,125 SF
Year Built	1900

Property Overview

Great "Downtown Parkersburg" location producing good income with potential for much more. Jimmy John's on the first floor (only using 1650 of the 6,000 first floor square footage available) is one of the busiest fast food shops in Parkersburg, and pays ALL building property taxes, insurance, and Police, Fire & Floodwall fees. Over half the first floor is vacant and ready for a New Business venture. Nearly 5,000 s/f on the second floor used as Office space/Call center is currently vacant and is ready to lease out. Third floor is being used as a large apartment. New roof in two stages of 2014 / 2019. The parking lot has 20 spaces out front (5th and Market St) an additional lot behind the property with alley access (4 Parking Spaces). Total of 8 Parcels : 05-93-00270000, 05-93-00260000, 05-93-00250000, 05-93-00240000, 05-93-026A0000, 05-93-022A000, 05-93-022B000, 05-93-00220000.

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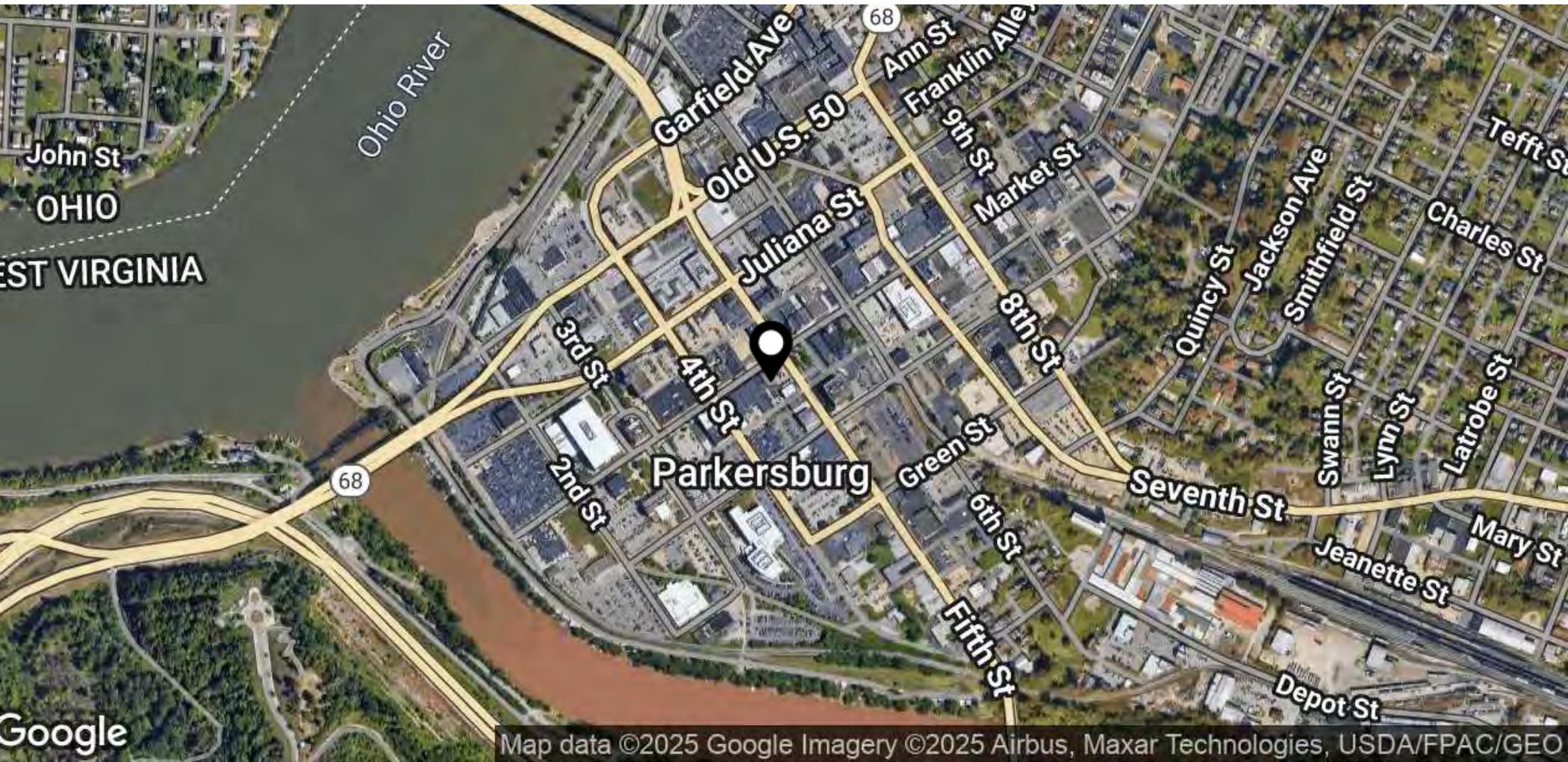
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Location Map



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Additional Photos



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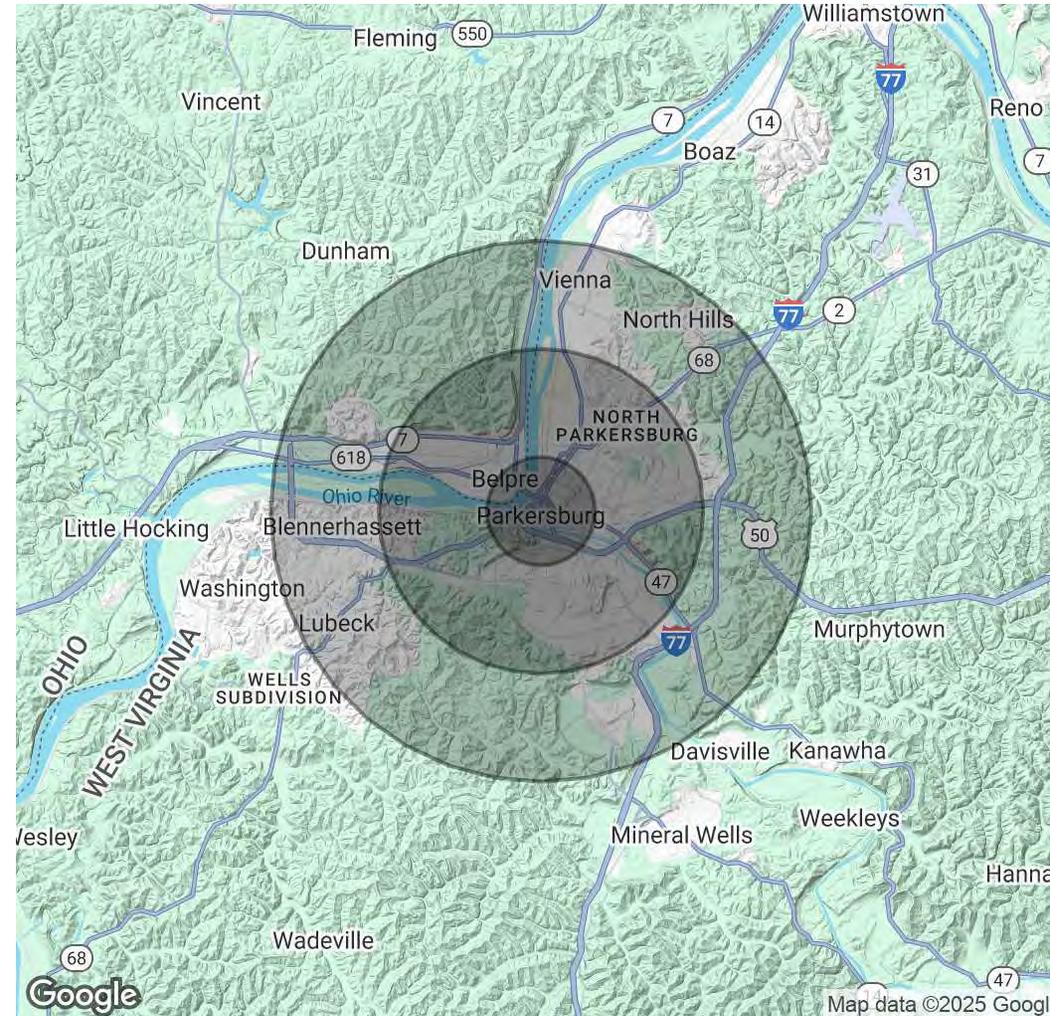
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	5,169	39,320	60,700
Average Age	41	43	43
Average Age (Male)	41	41	42
Average Age (Female)	42	44	45

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,315	17,703	27,001
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$58,647	\$65,892	\$72,072
Average House Value	\$136,353	\$156,422	\$184,797

Demographics data derived from AlphaMap



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