

# Goldman Associates, Inc.

*Commercial and Industrial Real Estate*

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## *Listing Agreement*

|                          |  |                        |                              |
|--------------------------|--|------------------------|------------------------------|
| <b>Property Address:</b> | 300 & 310 First Avenue, Nitro,<br>Kanawha County, WV 25143 | <b>Type Property:</b>  | Light Industrial<br>Facility |
| <b>Tax District:</b>     | Nitro  | <b>Tax Map/Parcel:</b> | 13/91                        |
| <b>Annual Taxes:</b>     | \$18,858.22 (2019)   | <b>Deed Book/Page:</b> | 2273/155                     |
| <b>Building Size:</b>    | 34,200 Gross Square Feet                                   | <b>Lot Size:</b>       | 2.208 Acres                  |
| 300 First Avenue:        | 24,000 Square Feet   |                        |                              |
| 310 First Avenue:        | 10,200 Square Feet   |                        |                              |

**Site Description:** This is a large level site located at the southeast corner of First Avenue (Route 25) and Walker Street in Nitro. The site is nearly rectangular in shape with 415' of frontage along First Avenue, parking at the front, fenced loading dock area and a fenced storage yard at the rear of the buildings. It is zoned C-1, Heavy Commercial District in a high traffic/visibility area 3 miles from Interstate 64 at Nitro or Institute. A portion of the site may be located in a high risk flood hazard area.

### **Improvement Description:**

There are two concrete block and steel frame structures over a concrete floor slab and flat roof constructed circa 1975. The main building consists of 24,000 SF divided into 19,350 SF of warehouse and 4,650 SF of office space and 2,400 SF covered dock. The roof was replaced around 1995. The secondary building has been occupied by Preiser Scientific since 2012 and contains 10,200 SF with 9,225 SF of warehouse space and 975 SF of office space. The buildings share access to a loading dock that connects them. The roof on this building was replaced in 2015. The tenant pays \$38,188.80/year and has the options to renew until 9/30/2024. The buildings are in good condition and ready for occupancy.

**Listing Agent:** Todd Goldman                      **Sale Price:** \$900,000.00

