

Goldman Associates, Inc.

Commercial & Industrial Real Estate

1014 Bridge Road · P. O. Box 271
Charleston, West Virginia 25321

Telephone (304) 343-5695
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Listing Agreement

Property Address: 40th Street, Nitro,
Kanawha County, WV 25143

Type Property: Vacant Land

Tax District: Nitro

Tax Map/Parcel: 20/7

Annual Taxes: 2016 - \$294.74

Deed Book/Page: 2596/822

Lot Size: 30.75 Acres (Estimated)

Zoning: R-2

Site Description: This is a large tract of land located at the intersection of Cross Lanes Drive and 40th Street in Nitro. The largest portion of the property is located on the south side of 40th Street and was formerly used as a baseball field complex. The cleared area contains approximately 5.9 acres. A secondary portion containing 3.8 acres is located on the north side of 40th Street. This portion is heavily wooded, but has good access and terrain that would be easily developable. There is a large segment of property on the south side of Armour Creek. This portion of the property is heavily wooded and steep. The property is zoned R-2, General Residence District, and has access to all public infrastructure.

Listing Agent: Todd Goldman

Sale Price: \$400,000.00

