

Goldman Associates, Inc.

Commercial and Industrial Real Estate

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

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Listing Agreement

Property Address:	228 West Main Street, Ripley, Jackson County, WV 25271	Type Property:	Commercial/Retail Building
Tax District:	Ripley Corporation	Tax Map/Parcel:	12/134
Annual Taxes:	\$2,252.64 (2019)	Deed Book/Page:	364/192
Building Size:	10,400 Square Feet Above Grade 3,200 Square Foot Basement	Lot Size:	17,765 Square Feet

Site Description: The property consists of a level site located at the southeast corner of West Main and Maple Streets in the Central Business District of Ripley. This is directly across from the Jackson County Courthouse and provides good access to social and commercial amenities. There is onsite parking at the rear of the building for 15 vehicles. It is zoned Commercial.

Improvement Description:

The property is improved with a one-story commercial/retail building that contains 10,400 square feet above grade with a 3,200 square foot lower level. It is a masonry structure with flat rubber roof, which was replaced in 2019. The main floor has an open design with vinyl composition tile floors, painted block and drywall walls, suspended tile ceiling and fluorescent light fixtures and is serviced with four gas fired HVAC systems that are located on the roof. The lower level is used for storage with direct outside access. The electric service is a 400 ampere three phase system. The building is in average condition and occupied by Dollar General until June 30, 2019.

Listing Agent:	Todd Goldman	Sale Price:	\$350,000.00
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