

# 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:** Harden-Gilmore House  
514 Leon Sullivan Way  
Charleston, West Virginia 25301

**Type Property:** Former Funeral Home

**Tax District:** Charleston East

**Tax Map/Parcels:** 16/12

**Legal Description:** Lot "V" of the Bradford and Smith Addition

**Deed Book/Page:** 2473/607

**Building Size:** 3,800 ± Square Feet  
Plus 3<sup>rd</sup> Floor

**Lot Size:** 85' x 245'  
20,825 ± Square Feet

**Site Description:** The property consists of a rectangular shape, level site located on the east side of Leon Sullivan Way. The property is zoned CBD, Central Business District. It has access to all public utilities and is located within a moderate flood risk hazard area (Zone X). The property has good proximity to all social and commercial amenities. The property is on the Historic Registry.

**Improvement Description:** The building consists of a two and a half story brick former funeral home containing approximately 3,800 square feet. It has been vacant for 20 years. The building is on the Historic Register and the structure is at least 80 years old. The building has been damaged by unlawful entry.

**Listing Agent:** Jay Goldman

**Sale Price:** \$150,000.00

