

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:	1025 10 th Street West, Huntington, Cabell County, WV 25143	Type Property:	Light Industrial Facility
Tax District:	Huntington-Kyle	Tax Map/Parcel:	42/329
Annual Taxes:	\$3,257.26 (2019)	Deed Book/Page:	1276/373
Building Size:	14,200 Gross Square Feet	Lot Size:	39,900 SF/0.92 Acres

Site Description: This a level site located at the south end of 10th Street West. The lot is approximately rectangular in shape with 132 feet along 10th Street West and 355 feet of frontage along a one-lane alley. The southern boundary adjoins the right-of-way of the CSX railroad and the eastern boundary abuts property owned by the WVDOT. It is zoned I-1, General Industrial District and not located within a high risk flood hazard area. The lot is fenced with a gravel base.

Improvement Description:

The building is a pre-engineered metal structure built circa 1968. The office area contains 2,900 square feet, is fully climate controlled and the finish is comprised of vinyl composition tile, paneled walls and suspended tile ceilings. The balance of the building is used as shop space, which includes: three phase power service; insulated walls/ceiling; and plywood lined walls. There is a slight elevation change between two sections of the building. The building has 18-20 feet eave height and there are two overhead garage doors that are 12' x 12' and 12' x 16'.

Listing Agent: Todd Goldman

Asking Price: \$500,000.00

