

# Goldman Associates, Inc.

*Commercial and Industrial Real Estate*

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## *Listing Agreement*

<b>Property Address:</b>	New River Market 11176 Midland Trail, Gauley Bridge, Fayette County, West Virginia 25085	<b>Type Property:</b>	Retail Store
<b>Tax District:</b>	Gauley Bridge	<b>Tax Map/Parcel:</b>	15/3.6001 & 3.6002
<b>Legal Description:</b>	Parcel A of Surf .416 G Br Family Dollar Store; Parcel B of Surf .104 G Br Cardinal Jewelry	<b>Deed Book/Page:</b>	753/480
<b>Building Size:</b>	7,100 ± Gross Square Feet	<b>Lot Size:</b>	0.5 ± Acres
Building 1:	5,700 Square Feet		
Building 2:	1,400 Square Feet		
<b>Site Description:</b>	The site is a level lot located across from CVS Pharmacy and Family Dollar. It has access to all public utilities and there is no zoning impacting the property's use.		
<b>Improvement Description:</b>	The improvements consist of a masonry building originally designed as a Family Dollar Store that contains 5,700 square feet and was later converted to a grocery store. There is an attached vacant storefront containing 1,400 square feet. The grocery store was modernized with upgraded mechanical including three phase electrical service.		
<b>Listing Agent:</b>	Jay Goldman	<b>Sale Price:</b>	\$225,000.00

