

# Goldman Associates, Inc.

*Commercial & Industrial Real Estate*

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## *Listing Agreement*

**Property Address:** 100 Peyton Way, Charleston, Kanawha County, West Virginia  
**Type Property:** Medical Office  
Physical Therapy

**Tax District:** South Annex  
**Tax Map/Parcel:** 6E/11.2

**Annual Taxes:** 2019 - \$31,286.96  
**Deed Book/Page:** 2757/266

**Building Size:** 14,655 Gross Square Feet  
11,835 Rentable Square Feet  
(72.38% Ownership of Gross Building & Common Elements)  
**Lot Size:** 3 Acres

**Site Description:** The property is located at the south end of the Southridge Center and has access to Corridor G (Route 119) within a quarter mile. The site consists of 3 acres with approximately 1.5 acres usable. It is zoned C-12, Shopping Center District and has access to all public infrastructure. There is parking for 60 vehicles.

### **Improvement Description:**

This is a two-story, multi-tenant medical/general office building that was constructed in 2005. The building contains 20,250 square feet. There is a separate 4,745 square foot suite that could also be purchased to consolidate ownership of the entire building. The first floor space includes a physical therapy clinic with a pool, offices and large workout area. The second floor is designed with two tenant occupied spaces containing 1,540 and 1,325 square feet.

**Listing Agent:** Todd Goldman

**Sale Price:** \$1,950,000.00

