

# Goldman Associates, Inc.

Commercial and Industrial Real Estate

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## Listing Agreement

**Property Address:** 43 East Main Street, Buckhannon, Upshur County, WV 26201      **Type Property:** Commercial/Retail Building

**Tax District:** Corporation      **Tax Map/Parcel:** 4/216.1

**Annual Taxes:** \$1,690.42 (2020)      **Deed Book/Page:** 422/790

**Building Size:** 4,800 Square Feet      **Lot Size:** 4,830 Square Feet

**Site Description:** The property consists of a level site located along the south side of East Main Street in the Central Business District of Buckhannon. The area is heavily developed with local businesses including restaurants, retail and professional services. There are surface parking lots in the immediate area and parking along both sides of East Main Street.

### Improvement Description:

This is a one-story commercial/retail building constructed circa 1956. It is a masonry structure designed for three tenant suites, but currently used by two tenants. The suites have retail storefronts with identical exterior design. Two suites are occupied by GRW Engineers (f/k/a Chapman Technical Group) and Movement Mortgages occupies one suite. The interior of the suites have modern finish components and the building is considered to be in good condition. The property generates \$48,600.00 in gross rent. Additional income and expense information is available upon request.

**Listing Agent:** Todd Goldman

**Sale Price:** \$450,000.00

