

# Goldman Associates, Inc.

*Commercial & Industrial Real Estate*

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## *Listing Agreement*

**Property Address:** 617-631 Central Avenue, Charleston, Kanawha County, West Virginia 25302

**Type Property:** Vacant Commercial Lot      **Tax District:** Charleston West

**Tax Map/Parcel:** 22/20      **Annual Taxes:** 2023 - \$2,955.74

**Legal Description:** LTS 10 THRU 16 PT LT 9      **Lot Size:** 197' x 120'  
BK 17 GLENWOOD ADN      23,640 Square Feet

**Site Description:** The property includes a rectangular shaped, level site located on the south side of Central Avenue between Elm and Vine Streets on the West Side of Charleston. The property has approximately 197 feet of frontage along Central Avenue, as well as a public alley at the rear of the site. There is chain link fencing surrounding the site, which is asphalt paved. There is a small metal building on the site that is fair condition and was previously used as part of a used car lot. The property has access to all public utilities and is not located within a high risk flood hazard area. It is zoned C-10, General Commercial District and is also in an Urban Renewal District.

**Listing Agent:** Jay Goldman      **Sale Price:** \$140,000.00

