Goldman Associates, Inc.

Commercial and Industrial Real Estate

1014 Bridge Road - P. O. Box 271
Charleston, West Virginia 25321

Telephone (304) 343-5695
FAX (304) 343-5694

Listing Agreement

Property Address:	1 & 13 Courtney Drive, Charleston, West Virginia 25304	**Type Property:**	Medical Office Building
Tax District:	Kanawha City	**Tax Map/Parcel:**	23/61.2
Annual Taxes:	$12,484.88 (2026)	**Deed Book/Page:**	2512/0001
Building Size:	6,220 Square Feet	**Lot Size:**	29,185 Square Feet

Site Description: This is part of the Sedgely Office Park, off of Chesterfield Avenue in the Kanawha City section of Charleston. There is shared parking and each building has front and rear ground level entrances. The property is subject to a Property Owner's fee of $2,800.00 per year. It is zoned PMC, Professional or Medical Campus.

Improvement Description: The improvement consists of a two-story medical office building with ground level entrance on both floors, which would allow it to be used for single or multi-tenant occupancy. It is fully built-out for a medical office and comes equipped with exam room fixtures, office and waiting room furniture, medical furniture and supplies. The building has multiple restrooms, handicap provisions, kitchen facilities, security and smoke/fire alarm system. The first floor was an infusion lab, with traditional exam rooms on the main floor and private physician offices on the upper level. It was constructed circa 2001 and is a good quality medical office building that has been well maintained and is ready for immediate occupancy.

Listing Agent:	Todd Goldman	**Sale Price:**	$875,000.00



