Goldman Associates, Inc.

Commercial and Industrial Real Estate

1014 Bridge Road
Charleston, West Virginia 25314

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

Listing Agreement

Property Address:	4 Delaware Avenue Charleston, WV 25302	**Type Property:**	4 Unit Apartment Building
Tax District:	Charleston West	**Tax Map/Parcel:**	25/422
Annual Taxes:	$2,253.24 (2026)	**Deed Book/Page:**	2885/131
Building Size:	3,120 Gross Square Feet 3 One Bed/One Bath Units 1 Two Bed/One Bath Units	**Lot Size:**	3,900 Square Feet

Site Description: The property is located on the east side of Delaware Avenue, just north of Kanawha Boulevard on the near West Side of Charleston. It is located within close proximity to Kanawha Boulevard and Magic Island Park. Street parking is readily available in this area. The property is zoned R-6, Medium Density Residential District and is located within the Luna Park Historic District.

Improvement Description: The building is a two-story apartment building that was constructed in the early 1900's. The converted residence includes four units that have undergone periodic renovations and have been proactively maintained. Historical information exhibits strong occupancy with 98% in 2025 and rents averaging $797.50 per month. The landlord pays all utilities and provide a washer/dryer unit in the basement available to the tenants at no cost. Units A & B have forced air heat and units C & D have baseboard heat. Tenants provide their own window air conditioning units.

Listing Agent:	Todd Goldman	**Sale Price:**	$215,000.00



