

# Goldman Associates, Inc.

*Commercial and Industrial Real Estate*

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## *Listing Agreement*

<b>Property Address:</b>	110 B Street, St. Albans, Kanawha County, WV 25177	<b>Type Property:</b>	Commercial Building Former Funeral Home
<b>Tax District:</b>	St. Albans	<b>Tax Map/Parcel:</b>	1/54, 55, 56, 57 & 61
<b>Annual Taxes:</b>	\$19,678.00 (2023)	<b>Deed Book/Page:</b>	1739/157, 200/153, 1845/273 & 2041/461
<b>Building Size:</b>	13,600 Square Feet	<b>Lot Size:</b>	0.94 Acres or 40,946 SF (Non-Contiguous)

**Site Description:** Parcels 54, 55 & 56 contain 0.32 acres along the north side of MacCorkle Avenue, the east side of B Street and the south side of Blair Avenue and serve as an asphalt paved surface parking lot. Parcels 57 and 61 contain 0.62 acres located along the north side of Blair Avenue, the east side of B Street and the west side of a city alley. Parcel 57 is improved with the building, while Parcel 61 is an asphalt paved parking lot. The property is level, has access to all public utilities and is not located within a high risk flood hazard area. It is zoned C-3, High Density Commercial District.

### **Improvement Description:**

The improvement is a two-story commercial building designed as a funeral home with administrative offices, parlors, garage and storage areas on the main level. The funeral home design surrounds an old residential structure. There are two sections on the upper levels that have residential rental units. There are two overhead garage doors accessing the rear of the building.

**Listing Agent:** Todd Goldman

**Sale Price:** \$800,000.00

