

# Goldman Associates, Inc.

*Commercial and Industrial Real Estate*

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## *Listing Agreement*

<b>Property Address:</b>	3779 Lochgelly Road, Oak Hill, Fayette County, WV 25866	<b>Type Property:</b>	Multi-Tenant Medical Office
<b>Tax District:</b>	Plateau	<b>Tax Map/Parcel:</b>	14A/12, 13, 14, 22 & 23
<b>Annual Taxes:</b>	\$5,530.00 (2023)	<b>Deed Book/Page:</b>	507/580 & 662/729
<b>Building Size:</b>	12,600 Gross SF	<b>Lot Size:</b>	Approx. 2 Acres
<b>Site Description:</b>	The property is 1 mile northwest of the Lochgelly Road Interchange of US Route 19. Parcels 13 & 22 front Pemberton and Lochgelly Roads and include the medical office building with adjacent parking. Parcels 12, 14 & 23 are greenspace. The site relies on a septic system, is not located within a high risk flood area and zoned Commercial.		

### **Improvement Description:**

This well-built, 1920 era Company Store, has long been operated as a medical clinic. It has 3-stories, with elevator service, medical office space on the main and lower levels with a dental suite on the top floor. The main floor is designed with a waiting/reception, pharmacy/office, office/lab, 7 exam rooms, 2 offices and 3 bathrooms. The second floor is designed with 2 large conference rooms, breakroom, office, dental office, bathroom and storage area. The basement is designed with offices, exam rooms, breakroom, waiting room, bathroom and storage area. It has multiple electric and gas meters with separate entrances that could accommodate multiple tenants. The dental suite is currently occupied and the balance of the building is available for occupancy.

<b>Listing Agent:</b>	Todd Goldman	<b>Sale Price:</b>	\$800,000.00
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