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: 1422 & 1424 Ohio Avenue, Dunbar, Kanawha County, West Virginia 25064

Type Property: One-Story Office/Warehouse Building

Tax District: Dunbar

Tax Map/Parcel: 11/246 & 247

Annual Taxes: $4,608.18 (2025)

Deed Book/Page: 2868/523

Building Size: 5,475 ± Gross Square Feet
Office Space: 2,600 Square Feet (47.5%)
Warehouse: 2,875 Square Feet

Lot Size: 5,838 Square Feet

Site Description: The property has frontage along the north side of Ohio Avenue and the south side of Leone Lane, which places the property on the western fringe of the Dunbar Central Business District. It is a level site that is at road grade and rectangular in shape. The site has access to all public infrastructure and is located within a high risk flood hazard area. It has onsite parking for 2 vehicles and street parking is available along Ohio Avenue. The property is zoned B-2, General Business District, according to representatives with the Town of Dunbar. A survey is available.

Improvement Description: The improvement is a one-story masonry building that is actually two structures that have been combined to be used jointly since 1999. The building was significantly renovated at that time to accommodate an office/warehouse application. It has 2,600 square feet of office space and 2,875 square feet of warehouse space. The building has masonry perimeter support walls with steel and wood roof systems over concrete floors. It has a brick façade with painted stucco and block on the remaining walls. There are overhead access doors on the rear of the building.

Listing Agent: Jay Goldman

Sale Price: $350,000.00
Lease Price: $10.00 Per Square Foot