

# Goldman Associates, Inc.

*Commercial and Industrial Real Estate*

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## *Listing Agreement*

<b>Property Address:</b>	3422 Pennsylvania Avenue Charleston, West Virginia 25302	<b>Type Property:</b>	Commercial/General Office Building
<b>Tax District:</b>	Elk	<b>Tax Map/Parcel:</b>	36C/12
<b>Annual Taxes:</b>	Tax-Exempt	<b>Deed Book/Page:</b>	2254/926
<b>Building Size:</b>	5,900 Square Feet	<b>Lot Size:</b>	21,825 Square Feet

**Site Description:** The site is on Pennsylvania Avenue, in the Mink Shoals area of Charleston. This is outside of the city limits and the property is not subject to zoning or B & O Tax. It is a terraced site with ground level entrance on the main floor along Pennsylvania Avenue, as well as ground level entrance on the lower level at the rear of the property. There is onsite parking for more than 20 vehicles.

### **Improvement Description:**

The building is a two-story commercial style structure with full lower level that is designed for office space. It features several hardwall offices, conference room and a kitchen on the upper level, while the lower level has large open areas and rooms for mechanical systems. There are men's and women's restrooms on the main floor, as well as a half bath in the lower level. The building was constructed circa 1977, has undergone periodic renovations and is in average condition. It is move-in ready and could easily be used for single or multi-tenant occupancy.

**Listing Agent:** Todd Goldman

**Sale Price:** \$239,000.00

