Goldman Associates, Inc.

Commercial and Industrial Real Estate

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Listing Agreement

Property Address:	8699 Elk River Road North, Clendenin, Kanawha County, West Virginia 25045		
Type Property:	One-Story Commercial/Retail Building		
Tax District:	Clendenin	**Tax Map/Parcel:**	2/81
Annual Taxes:	$5,158.08 (2025)	**Deed Book/Page:**	3116/326
Building Size:	6,700 ± Gross Square Feet	**Lot Size:**	0.53 ± Acres 22,480 ± Square Feet

Site Description: The property is located at the northwest intersection of Elk River Road North and Spencer Road, within the corporate limits of Clendenin. It has excellent visibility, is mostly level and served with all public infrastructure. The property is located completely within a high risk flood hazard area and is not zoned. There is an asphalt paved parking area that can accommodate 19 vehicles onsite.

Improvement Description: The improvement is a one-story pre-engineered that was constructed circa 1993 and designed for a retail application. The exterior includes a mixture of metal and block with flat roof system and there is a drive-thru on the north and west sides of the building. An overhead access is also located on the north side of the building. Interior finishes include drywall walls and vinyl tile over concrete floors. The building is fully climate controlled, equipped with three phase power and has 11' interior ceiling height. The building has a mostly open configuration with small office, pharmacy and storage areas. It was previously leased to Walgreens through December 31, 2025.

Listing Agent:	Jay Goldman	**Sale Price:**	$350,000.00
		Lease Price:	$5.00 Per Square Foot