Goldman Associates, Inc.

Commercial and Industrial Real Estate

1014 Bridge Road
Charleston, West Virginia 25314

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Listing Agreement

Property Address:	4701 MacCorkle Avenue SE, Charleston, West Virginia 25304	**Type Property:**	Commercial/General Office Building
Tax District:	Kanawha City	**Tax Map/Parcel:**	13/61
Annual Taxes:	$27,068.54 (2026)	**Deed Book/Page:**	2901/60
Building Size:	13,635 Square Feet	**Lot Size:**	22,500 Square Feet

Site Description: The site is located at the southeast corner of MacCorkle Avenue and 47th Street in the Kanawha City section of Charleston. There is onsite parking for 50 vehicles and the property is zoned R-O, Residential Office District.

Improvement Description: The improvement consists of a two-story general office building that was constructed in 1980. It has a brick exterior with flat roof system and good quality finishes that was originally a medical office but converted to general office space. The building underwent significant renovations in 2011 and 2021 with updated flooring, lighting, ceiling tile, cosmetic improvements, technological features, safety features and HVAC. It also included some redesign of the building layout. The building was previously occupied by the State of West Virginia and a private counseling service. It could be adapted to general or medical office space.

Listing Agent:	Todd Goldman	**Sale Price:**	$1,100,000.00



