

# Goldman Associates, Inc.

*Commercial & Industrial Real Estate*

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## *Listing Agreement*

**Property Address:** 1637 4<sup>th</sup> Avenue, Charleston, Kanawha County, West Virginia

**Type Property:** Commercial – Retail with Garage

**Tax District:** Charleston West

**Tax Map/Parcel:** 20/18

**Annual Taxes:** 2010 - \$2,783.30

**Deed Book/Page:** 2175/79

**Building Size:** 7,280 Square Feet

**Lot Size:** 12,000 ± Square Feet

**Site Description:** This is an interior lot currently with access from 4<sup>th</sup> Avenue and the ability to access the rear of the site from an alley. The site is level with all utilities. Part of the attached parking lot is subject to litigation. The owner plans to convey the building and all of the attached parking lot but it is subject to successful conclusion of the lawsuit.

### **Improvement Description:**

This is a block and steel frame commercial building used for offices and showroom in approximately 75% of it. The rear section, approximately 1,820 square feet, is open and used for garage storage. The garage has an overhead door for access. Ceiling height is 12 feet under the support beams. The building needs some renovations.

**Listing Agent:** Todd Goldman

**Sale Price:** \$325,000.00

