

Goldman Associates, Inc.

Commercial and Industrial Real Estate

1014 Bridge Road · P. O. Box 271
Charleston, West Virginia 25321

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Listing Agreement

Property Address:	3702 Seventh Avenue Charleston, West Virginia	Type Property:	Former Car Wash and Auto Service Business
Tax District:	Charleston North	Tax Map/Parcel:	2/17
Annual Taxes:	\$2,931.88 (2009)	Deed Book/Page:	2679/510
Building Size:	2 Buildings-2,450 and 1,200 sq. ft.	Lot Size:	11,000 square feet
Site Description:	Level site with access from 7 th Avenue and 37 th Street. Site is mostly paved with concrete. The site has good visibility and access.		
Improvement Description:	There are two block buildings on the site with the larger building being an older building that was remodeled into a drive through automatic car wash and has two garage bays that were used for equipment and detailing services. All of the equipment has been removed and the building is basically a block shell structure. The smaller building is a newer facility that was built around 2000 and is designed with two large bays for auto servicing. The property is being sold in its "as-is" condition.		
Listing Agent:	Todd Goldman	Sale:	\$179,000.00 Reduced to \$159,000.00

