

Goldman Associates, Inc.

Commercial and Industrial Real Estate

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

Telephone (304) 343-5695
FAX (304) 343-5694

Listing Agreement

Property Address: 601 50th Street, Charleston, Kanawha County, West Virginia

Type Property: Commercial Office/Retail Building

Tax District: Kanawha City

Tax Map/Parcel: 14/87

Annual Taxes: 2010 - \$7,950.58

Deed Book/Page: 2462/708

Building Size: 12,645 Square Feet

Lot Size: 14,400 Square Feet

Site Description: This is a level corner location with off street parking for approximately 29 vehicles. The site is three blocks off of MacCorkle Avenue in a neighborhood commercial area.

Improvement Description:

This building was totally renovated in 2001 for a modern office design that is used as a massage therapy school. At the time, it was gutted to the shell and renovated with all new mechanical components and design. It is comprised of two large teaching rooms, multiple offices, lounge and storage. There is also a retail storefront that is leased for \$1,675 per month. The building is in good condition. The school section of approximately 10,000 square feet is available for lease for \$6,800 per month plus utilities, minor maintenance and janitorial service.

Listing Agent: Todd Goldman

Sale Price: \$835,000.00

Lease Rate: \$6,800.00/Month

