Goldman Associates, Inc.

Commercial &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: 730, 732 – 736 2nd Avenue, South Charleston, Kanawha County, West Virginia

Type Property: Warehouse and Commercial Building with Storage

Tax District:	South Charleston	**Tax Map/Parcel:**	21/49,55,56 & 57
Annual Taxes:	2010 - $5,650.00 (est.)	**Deed Book/Page:**	2764/275 & 277
Building Size:	21,600 +/- Square Feet	**Lot Size:**	25,490 Square Feet

Site Description: This property is located on a side street with good visibility to MacCorkle Avenue in the east part of South Charleston. The site is basically flat with access from 2 roads and within a ¼ mile of Interstate access. The property is zoned C – 6, Community Commercial and I – 2, Light Industrial Districts.

Improvement Description: There are 2 buildings on the property including a large 2-story warehouse building and a commercial building used as an office and storage building. The smaller building contains 2,120 square feet and may not contribute to the future use. It is located in an area that could serve as parking for the large warehouse building. It is currently occupied. The large warehouse could easily be converted to offices or storage.

Listing Agent: Todd Goldman **Sale Price:** $399,000.00