

Goldman Associates, Inc.

Commercial & Industrial Real Estate

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

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Listing Agreement

Property Address: 4916 Kanawha Boulevard, Rand, Kanawha County, West Virginia

Type Property: Investment – Storage Warehouse

Tax District: Malden

Tax Map/Parcel: 19A/218,219 & 220

Annual Taxes: 2010 - \$5,300.00 (est.)

Deed Book/Page: 2764/279

Building Size: 13,500 +/- Square Feet

Lot Size: 38,000 Square Feet

Site Description: This site is located on a frontage road along Kanawha Boulevard. There is adequate on-site parking and the property is within close proximity to Interstate access. The storage yard is concrete with good access to multiple overhead doors to the warehouse.

Improvement Description:

The building is designed for records storage and occupied by the West Virginia Auditor's Office. It is a block and steel frame structure that has been well maintained. It offers 21% office space and the warehouse has 17 feet of clearance. The tenant pays \$53,280.00 per year and the owner pays for taxes, insurance and maintenance.

Listing Agent: Todd Goldman

Sale Price: \$540,000.00

