

Goldman Associates, Inc.

Commercial & Industrial Real Estate

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

Telephone (304) 343-5695
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Listing Agreement

Property Address: 6.259 Acres, Emerson Avenue and Liberty Street, Parkersburg, Wood County, West Virginia

Type Property: Vacant Land

Tax District: North Parkersburg

Tax Map/Parcel: 170/O

Annual Taxes: 2010 - \$4,400.00 (est.)

Deed Book/Page: 1156/181

Building Size: Vacant Site

Lot Size: 6.26 Acres

Site Description: This site is located behind Walker Machinery on Emerson Avenue and has a 50' wide access right-of-way reserved from Emerson Avenue and additional access on Liberty Street. The site is flat and currently used for a television transmission tower. The lease generates \$24,000.00 per year and is available with approval from the ownership. It is set to increase to \$27,000 in July 2011. The property is zoned B – 2, General Business District. The site would be ideal for a large commercial or mixed – use development.

Listing Agent: Todd Goldman

Sale Price: \$550,000.00

