

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:	1605 East Dupont Avenue Belle, West Virginia 25015	Type Property:	Commercial Office/ Training Facility
Tax District:	Belle Corporation	Tax Map/Parcels:	5/Part of Parcel 172
Annual Taxes:	\$17,020.00	Deed Book/Page:	1805/332
Building Size:	16,300 Square Feet	Lot Size:	2.0 Acres/87,120 SF

Site Description: The site includes a larger tract of 2.0 acres that will be subdivided as shown on the photograph below. The property is located at the corner of 13th Street East and East Dupont Avenue with 300' of road frontage and curb cuts from each road. There is a large paved parking lot and storage yard. The property is not zoned.

Improvement Description:

This is the former Walker Machinery Training Building, which was originally constructed as a Kroger Grocery Store and substantially renovated in 1998 to accommodate the most recent use. The building consists of approximately 60% office space and 40% warehouse/shop space. The shop has access from a 14' overhead door. This is a masonry frame structure with steel columns and roof joints. The building has a 2,540 square foot lower level that is mostly unfinished. It is comprised of numerous large meeting rooms, offices, breakrooms and the shop. The office space is heated and cooled by roof top mounted gas fired furnaces with central air conditioning, while the warehouse has gas space heaters.

Listing Agent:	Todd Goldman	Sale Price:	\$735,000.00
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