

## Consumer Handout

### Commercial/Industrial



**177 Walnut Street**  
**Morgantown WV 26505**  
**List Price:** \$895,000  
**Status:** New  
**MLS#:** 10069518

**Subdivision:**  
**Area:** Monongalia /Morgantown Area  
**Sold Price:**  
**Sold Date:**  
**County:** Monongalia

Virtual Tour

Property Features	
<b>Office Square Feet:</b>	1488
<b>Warehouse Square Feet:</b>	
<b>Retail Square Feet:</b>	
<b>Industrial Square Feet:</b>	
<b>Residential Square Feet:</b>	2976
<b>Total Square Feet:</b>	4464
<b>Lot Dimensions:</b> 36 x 43.75	
<b>Lot Square Feet:</b>	1575
<b>Frontage Feet:</b>	36
<b>Acres:</b>	0.040000
<b>Foundation Dimensions:</b>	
<b>Zoning Description:</b>	B-4
<b>Number Units:</b>	5
<b>Number Stories:</b>	
<b>Number Elevators:</b>	0
<b>Year Built:</b>	1896
<b>Business Included:</b>	No
<b>Gross Income:</b>	70800
<b>Operating Expenses:</b>	23067.000000
<b>Net Income:</b>	47733

		Description				
		Studio	1 BDRM	2 BDRM	3 BDRM	4 BDRM
<b>No. Units this Type:</b>	0	1	3	0	0	0
<b>No. of Full Baths:</b>	0	1	3	0	0	0
<b>No. of Partial Baths:</b>	0	0	0	0	0	0
<b>Square Feet:</b>	0			0	0	
<b>Monthly Rent:</b>	0	650	800	0.000000	0	
<b>Number Vacant:</b>	0	0	0	0	0	
<b>Appliances Included:</b>						
<b>No. Rest Rooms:</b>	1				<b>No. Tenants:</b>	7
<b>No. Docks:</b>	0				<b>Percent Leased:</b>	
<b>No. Overhead Doors:</b>	0				<b>Divisible:</b>	No
<b>Ceiling Height:</b>	10.000000				<b>Expandable:</b>	No
<b>Handicap Modified:</b>	No				<b>For Lease:</b>	Yes
<b>Traffic Count:</b>						
<b>Max. Floor Load:</b>						
<b>Insurance Expense:</b>	5917					
<b>Maintenance Expense:</b>	1900					
<b>Electric Expense:</b>						
<b>Other Expense:</b>	6095					
<b>Vacancy Factor:</b>	5.000000					
<b>Management Expense:</b>						
<b>Fuel Expense:</b>						
<b>Water/Sewer Expense:</b>						

Other Property Information	
<b>Tax Amount:</b>	8850
<b>Tax Year:</b>	2009
<b>Deed Book-Page:</b>	1329 18
<b>Zoning:</b>	Central Business
<b>District:</b>	3 Ward
<b>Current Use:</b>	1 Office and 4 Apartments
<b>Heating:</b>	Central Heat, Forced Air
<b>Cooling:</b>	Central Air
<b>Parking:</b>	Street
<b>Flooring:</b>	Wall To Wall Carpet, Wood, Vinyl

**Directions:** From High Street 2nd Stop Light; Right on Walnut Street; 4th Building on Right

#### Remarks

Built in 1896 by Elmer F. Jacobs, housed the original Dering Harness Company. Included on the Historic Registry and Downtown Morgantown Historic Walking Tour. Awarded Best Historic Interior & Exterior Rehabilitation Project by Main Street WV & Main Street Morgantown. First floor includes two Reception/Secretary Offices plus two private office suites. There are 4 apartments on the second and third floors - one 1 bedroom and three 2

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