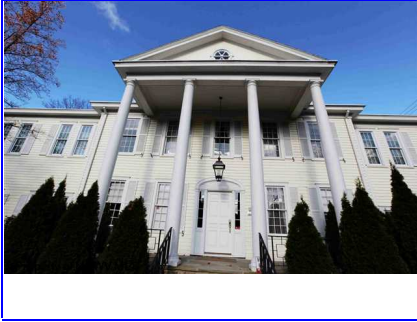


Consumer Handout
Commercial/Industrial



475 Fairchance Road
Morgantown WV 26508
List Price: \$1,350,000
Status: Active
MLS#: 10071379

Subdivision: Cheat Neck
Area: Monongalia /Cheat Lake
Sold Price:
Sold Date:
County: Monongalia

Virtual Tour

Property Features	
Office Square Feet:	7937
Warehouse Square Feet:	0
Retail Square Feet:	0
Industrial Square Feet:	0
Residential Square Feet:	0
Total Square Feet:	7937
Lot Dimensions: 0.8425	
Lot Square Feet:	36,699
Frontage Feet:	100
Acres:	0.842500
Foundation Dimensions:	
Zoning Description:	
Number Units:	1
Number Stories:	
Number Elevators:	0
Year Built:	1905
Business Included:	No
Gross Income:	
Operating Expenses:	
Net Income:	

		Description				
		Studio	1 BDRM	2 BDRM	3 BDRM	4 BDRM
No. Units this Type:						
No. of Full Baths:						
No. of Partial Baths:						
Square Feet:						
Monthly Rent:						
Number Vacant:						
Appliances Included:						
No. Rest Rooms:	6					No. Tenants: 1
No. Docks:	0					Percent Leased: 100.000000
No. Overhead Doors:	0					Divisible: No
Ceiling Height:	9.000000					Expandable: Yes
Handicap Modified:	Yes					For Lease: No
Traffic Count:	20,000					
Max. Floor Load:						
Insurance Expense:						
Maintenance Expense:						
Electric Expense:						
Other Expense:						
Vacancy Factor:	0.000000					
Management Expense:						
Fuel Expense:						
Water/Sewer Expense:						

Other Property Information	
Tax Amount:	6398
Tax Year:	2009
Deed Book-Page:	1241 463
Zoning:	None
District:	Union
Current Use:	Legal Office Building
Heating:	Central Heat, Zoned, Gas
Cooling:	Central Air, Zoned, Electric
Parking:	Off Street, 1-25 Spaces, Paved
Flooring:	Wall To Wall Carpet, Wood, Laminate

Directions: I-68 East; Exit 10; Right Route 657 North; 1 Mile on Left
Remarks
Georgian Style Office Building; 7937 Finished Above Ground Living Area; 8 Private Offices; 2 Conference Rooms; Complete Cherry Kitchen; Multiple Fireplaces; Coffered Ceilings; 6' Masonry Wall & Imported Wrought Iron Fencing; 15 Paved Parking Spaces; 3 Car Detached Garage; 4 Zone HVAC; Complete Sound System; Climate Controlled Basement for Storage; Additional Land Available; Easy Conversion to Single Family Dwelling

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