



**214 WALL STREET**  
MORGANTOWN, WV 26505

**STUDENT HOUSING / COMMERCIAL INVESTMENT**

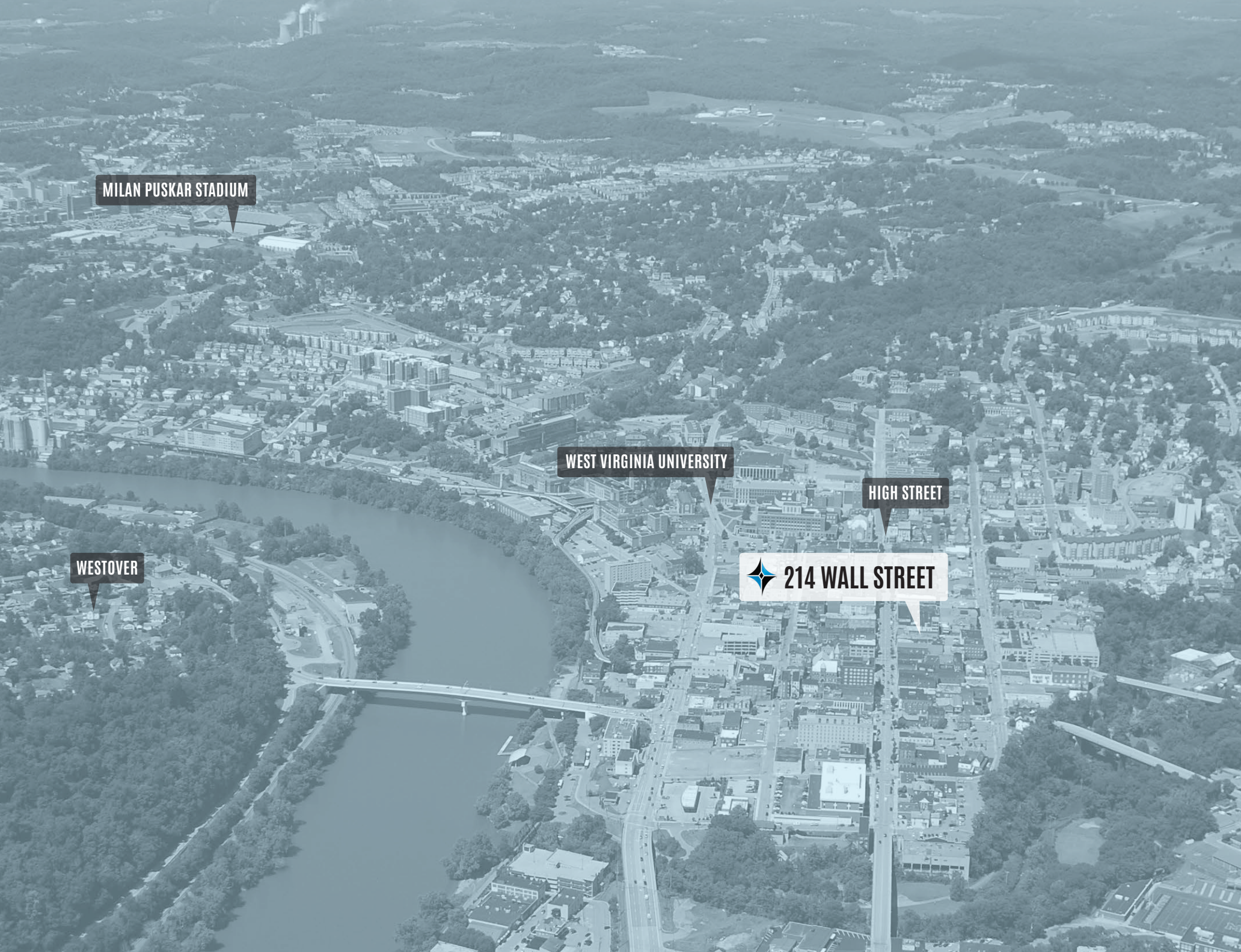
MILAN PUSKAR STADIUM

WEST VIRGINIA UNIVERSITY

HIGH STREET

WESTOVER

 214 WALL STREET





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# INVESTMENT OVERVIEW

## 214 WALL STREET

MORGANTOWN, WV 26505

SALE PRICE / \$885,000

NUMBER OF STUDENT HOUSING UNITS / 6

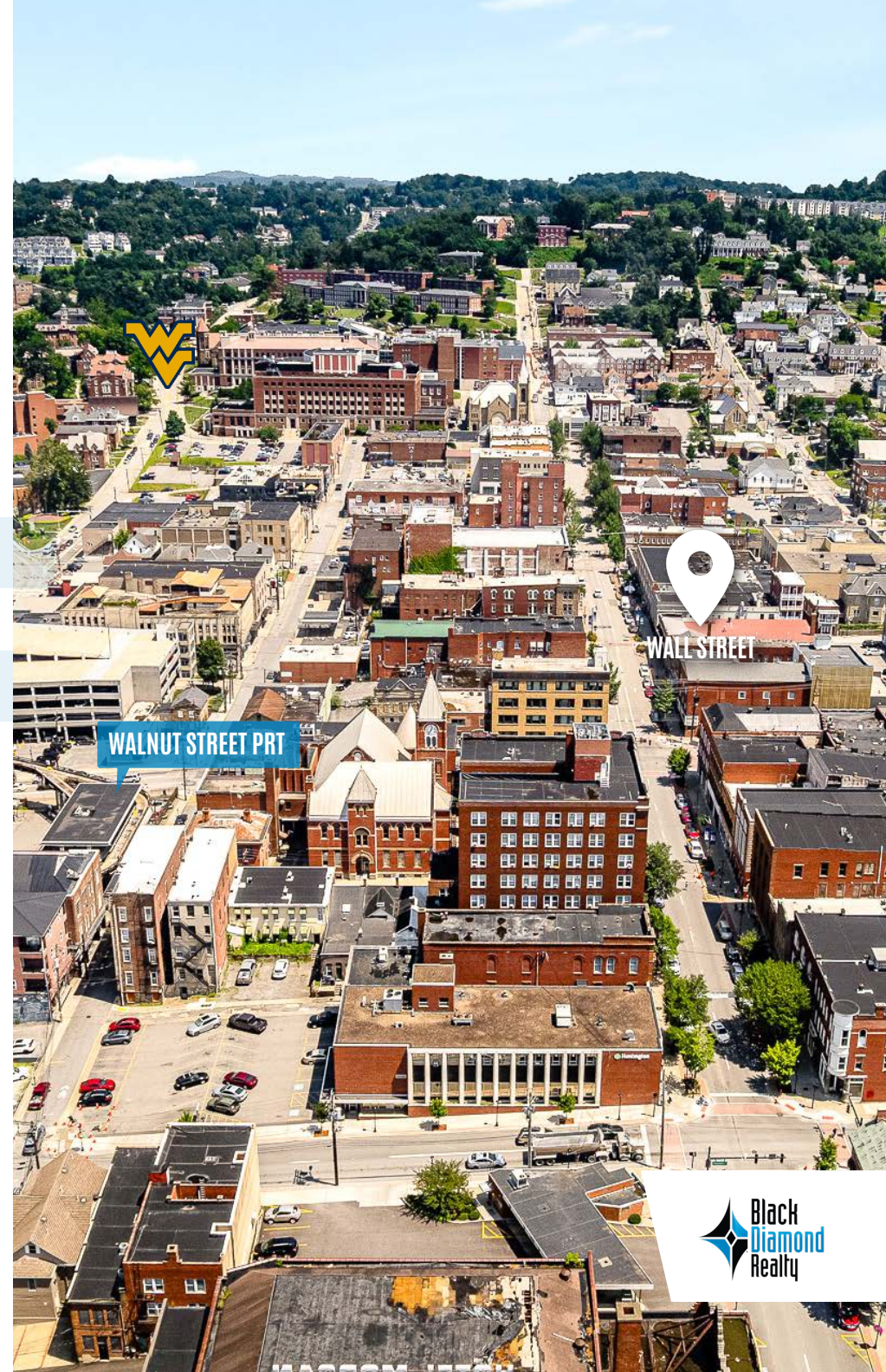
NUMBER OF BEDS / 10

NUMBER OF COMMERCIAL UNITS / 3

Seize a rare opportunity to own a prime mixed-use investment property in the heart of Morgantown, WV, perfectly positioned along High Street—the city’s main corridor for dining, shopping, and nightlife. Just steps from West Virginia University’s Downtown Campus, this property delivers dual income streams with ground-floor retail and student apartments above, capitalizing on the area’s strong residential and commercial demand.

Tenants enjoy the convenience of off-street parking and walkable access to WVU classrooms, local restaurants, entertainment, and campus events, making this property highly desirable for both residents and retailers.

Other local amenities within walking distance or a short drive include High Street, multiple PRT systems which offer access to the Mon Health Medical Center, WVU’s Health Sciences Center campus and Ruby Memorial Hospital.



## PROPERTY SPECIFICATIONS

Built in 1934, the subject consists of a multi-level, mixed use, retail and apartment building. There are three retail suites along High Street, an upper level apartment, three, two-level apartment units and two, one-level apartment units. Two units are 1-bedroom and 1-bathroom, two units are 2-bedroom, 1-bathroom and two units offer 2-bedroom, 2-bathroom. Units range in size from 760 to 1,330 (+/-) square feet. The commercial units range from 576 (+/-) square feet to 967 (+/-) square feet.

This location offers a total of five off-street parking spaces at the rear of the property, a benefit that few downtown buildings offer.

## LEGAL DESCRIPTION / ZONING

The site is comprised of one irregular shaped parcel totaling 0.19 (+/-) acre. The property is identified as Fourth Ward District, Tax Map 20, Parcel 119. This can be referenced in Deed Book 1703, Page 454. The property is located inside of city limits, zoned R3-Residential.



## UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Mountaineer Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Cable/Internet	Multiple Providers

## FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to David Lorenze or Caleb Wooldridge at [dlorenze@blackdiamondrealty.net](mailto:dlorenze@blackdiamondrealty.net) or [cwooldridge@blackdiamondrealty.net](mailto:cwooldridge@blackdiamondrealty.net) or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.



Front View of the Building from High Street.



Front View of the Building from High Street.



North Alley Facing High Street.



North Alley Facing Rear.



Rear Parking Lot/Entrance.



Rear Parking Lot.



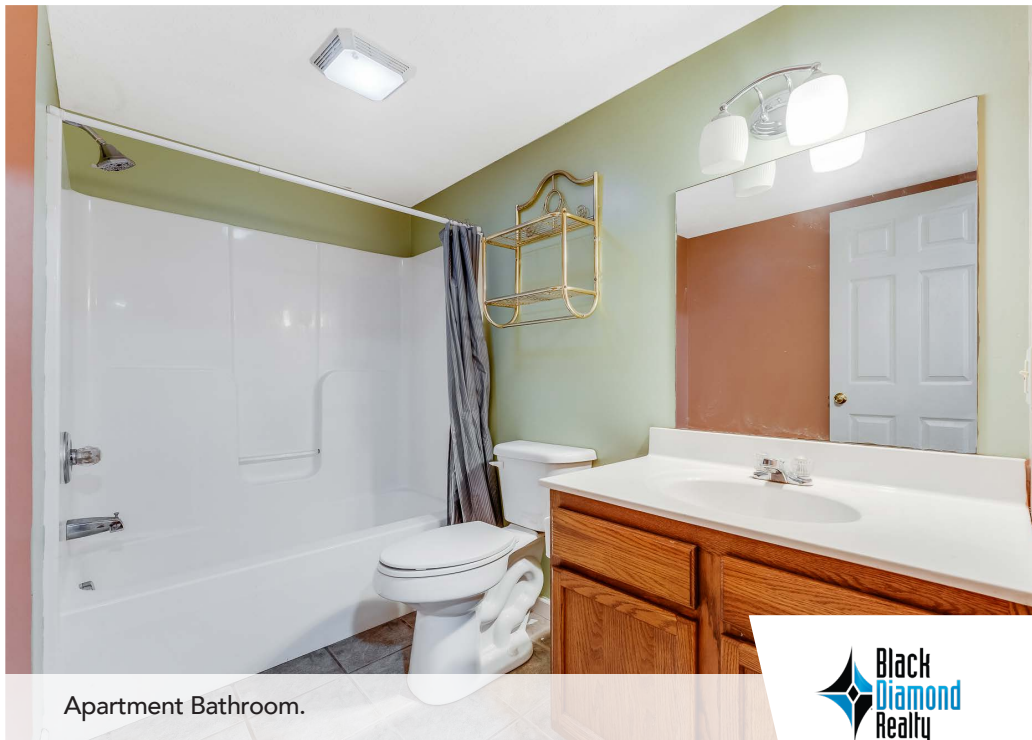
Apartment Living Room and Kitchen.



Apartment Living Room and Kitchen.



Apartment Kitchen.



Apartment Bathroom.





Apartment Bedroom.



Apartment Bedroom and Closet.



Apartment Bedroom.



Apartment Laundry Room.



Apartment Living Room and Kitchen.



Apartment Living Room and Kitchen.



Apartment Kitchen.



Apartment Kitchen and Hallway.





Apartment Bedroom.



Apartment Bathroom and Laundry.



Apartment Living Room and Kitchen.



Apartment Bedroom.

# LOCATION OVERVIEW

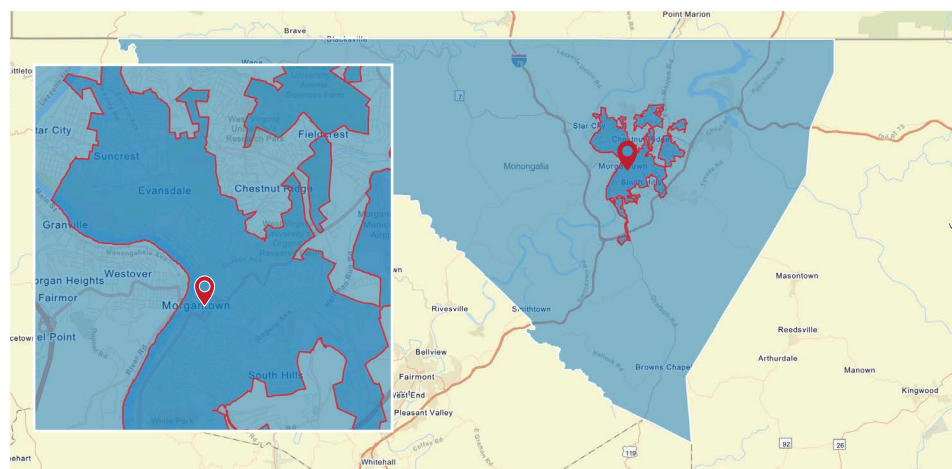
## MONONGALIA COUNTY

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

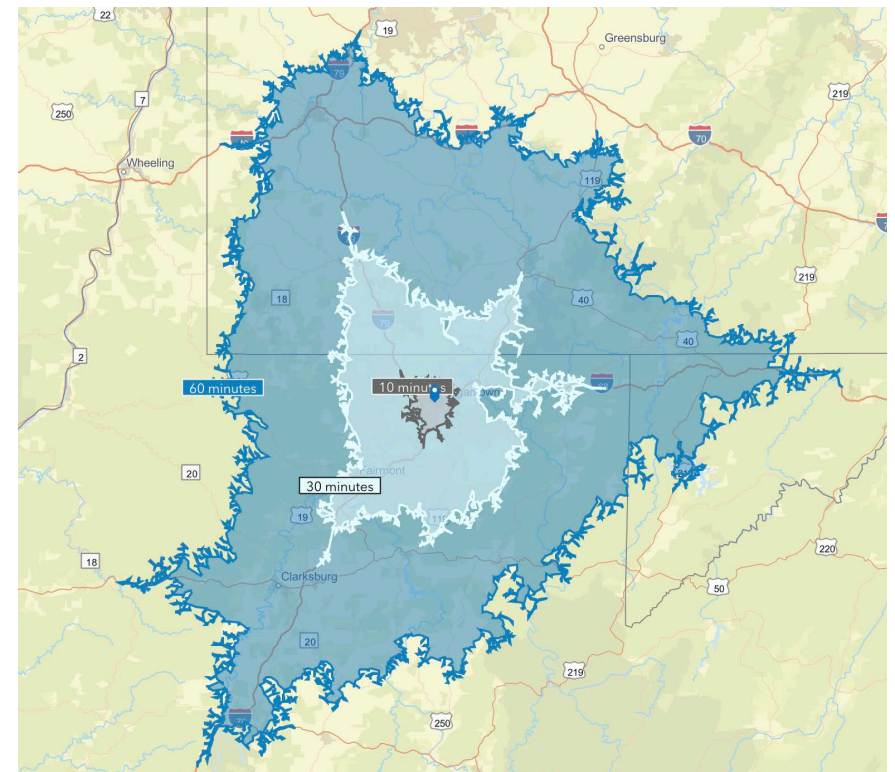
**Monongalia County** has a total population of 106,376 and a median household income of \$65,213. Total number of businesses is 3,875.

The **City of Morgantown** has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.*



## DRIVE TIME



**Distance to nearby cities:** Fairmont, WV - 20 miles, Uniontown, PA - 28 miles, Bridgeport, WV - 35 miles, Washington, PA - 47 miles, Pittsburgh, PA - 70 miles, Wheeling, WV - 86 miles, Charleston, WV - 156 miles.



The aerial photo above highlights several of the most popular surrounding locations. The subject asset, 214 Wall Street, has been referenced with a yellow star.

- Walnut PRT Station
- Beechurst PRT Station
- Mountain Line Bus Stop

- 1 Westover Area
- 2 Sheetz
- 3 Morgantown Chamber of Commerce
- 4 Starbucks, Underground Printing
- 5 Monongalia Magistrate
- 6 Iron Horse Tavern
- 7 Huntington Bank
- 8 Dollar General
- 9 Monongalia County Clerk
- 10 Almost Heaven Bar & Grill
- 11 Subway
- 12 Chase Bank
- 13 Public Safety Center
- 14 Morgantown Public Library
- 15 Morgantown Municipal Building
- 16 Morgantown Farmers Market
- 17 Truist Bank
- 18 Chipotle
- 19 CVS
- 20 WV Junior College
- 21 Downtown Campus Library
- 22 Mountainlair
- 23 West Virginia University Main Campus
- 24 University Place Housing
- 25 State On Campus Housing
- 26 Wharf District Parking Garage
- 27 Oliverio's Ristorante
- 28 Mountain State Brewing
- 29 Adams Legal Group, PLLC
- 30 Milan Puskar Stadium
- 31 MonHealth Medical Center
- 32 WVU medicine Health Sciences Campus
- 33 Ruby Memorial Hospital
- 34 WVU Evansdale Campus
- 35 WVU Coliseum

# DEMAND DRIVERS



The WVU System is a family of distinctive campuses united by a single mission. From the groundbreaking research of our flagship in Morgantown (ranked R1, the highest research category institution) to the student-centered focus of WVU Potomac State College in Keyser to the technology-intensive programs at WVU Institute of Technology in Beckley — we are leveraging our talents and resources to create a better future for West Virginia and the world.<sup>2</sup>

The WVU Morgantown campus is in a town named "**#1 Best Small City in the East**" by Guide to Life in America's Small Cities for its exceptional quality of life. Morgantown, population 30,855, was also among Livability's **top 10 best places to raise a family** and is within easy traveling distance of Washington, D.C., to the east; Pittsburgh, Pa., to the north; and Cleveland and Columbus, Ohio, to the northwest. Other rankings: Southern Living included Morgantown as one of the South's best small towns; one of the "**Top 15 College Football Towns in the Country**" by Bleacher Report.<sup>2</sup>

Among its 12 colleges, WVU's Morgantown campus offers more than 300+ majors and hundreds of distance education and online classes. Fall 2024 WVU System full headcount enrollment is 25,994, which includes 4,724 first-time freshmen.<sup>2</sup>

WVU Medicine, the affiliated academic medical system of West Virginia University, unites the clinical and research faculty of the West Virginia University Health Sciences Center with the hospitals, clinics, and health professionals of the West Virginia University Health System. Together, they are a national leader in patient safety and quality, they are unified and driven by a passion to provide the most advanced healthcare possible to the people of West Virginia and the world.<sup>2</sup>

## SOURCES

<sup>2</sup> - <https://www.wvu.edu/about-wvu/wvu-facts>



WVU Main Campus - Morgantown, WV



WVU Football - Milan Puskar Stadium



WVU Medicine - Ruby Memorial Hospital



## SHOPPING



- Morgantown has a wide variety of big box retailers plus locally owned merchants. You will find clothing/accessory stores, housewares, hard goods, soft goods and more at local malls and shopping centers including the University Town Centre, Gateway, Suncrest Towne Centre, Pierpont Centre, Morgantown Mall, and Wesmon Plaza.
- Choose from numerous supermarket options in Morgantown including Sam's Club, Walmart Supercenter, Kroger, Aldi, Giant Eagle and local organic markets.

## RESTAURANTS



- Throughout Morgantown, upscale and casual dining options coexist with neighborhood bistros, family-owned eateries, national chains and spirited pubs and tastes from around the world.
- Top restaurants in Morgantown voted by locals include: Black Bear, Mario's Fish Bowl, Iron Horse, Table 9, Tailpipes, Sargasso, Hill and Hollow and Tin 202. Other popular establishments include Stefano's, Kegler's, The Wine Bar, Crab Shack Caribba and Mountaineer Tap House.

## TRANSPORTATION



- **Mountain Line** is the town's bus service, and is free for faculty, staff and students with a valid WVU ID. The cost for non-WVU users is 75 cents per ride. The Mountain Line offers WVU specific routes, city/county routes and routes to Pittsburgh.
- Morgantown offers access to a variety of **taxi services** and **Uber** and **Lyft** drivers as an alternate means of transportation.
- Located only seven minutes from WVU Main campus, **Morgantown Municipal Airport** (MGW) currently offers daily flights to Baltimore-Washington International (BWI) in Maryland and Pittsburgh International Airport in Pennsylvania accessing nearly 1,000 connecting flights to domestic and international destinations.

## ENTERTAINMENT



- Morgantown offers a variety of events and entertainment opportunities year round including WVU football games, WVU basketball games, baseball games at the Monongalia County Ballpark, live concerts and more.
- A significant nightlife presence is concentrated in downtown Morgantown. Multiple bars offer evening happy hour drink and dinner specials, as well as nightly live music, karaoke, trivia and drink specials.
- Other entertainment options include a bowling alley, Regal movie theatre, golf courses, walking and biking nature trails, fishing and boating on Cheat Lake and more.

## TOP FOUR LOCAL EMPLOYERS IN MORGANTOWN



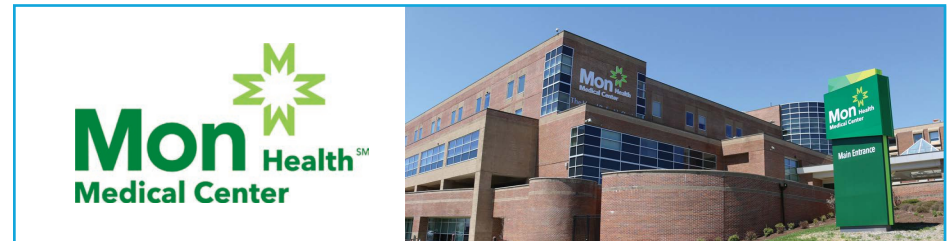
- Fall enrollment for WVU in 2023 remained steady at ~27,000 students and full-time and part-time faculty and staff includes 6,241 employees. <sup>1</sup>
- Among its 13 colleges, WVU's Morgantown campus offers more than 310 majors and hundreds of distance education and online classes. <sup>2</sup>
- WVU has produced 25 Rhodes scholars, 26 Truman scholars, 81 Fulbright scholars, 47 Goldwater scholars, and 106 Gilman scholars. <sup>2</sup>



- J.W. Ruby Memorial Hospital, the largest facility in the WVU Hospitals family, provides the most advanced level of care available to the citizens of West Virginia and bordering states. <sup>3</sup>
- Home to WVU Medicine Children's, Jon Michael Moore Level 1 Trauma Center, several clinical programs, and the West Virginia University health schools. <sup>4</sup>
- Rated "Best Regional Hospitals" by U.S. News & World Report in 2018-19. <sup>5</sup>



- The district is comprised of approximately 11,400 students in 10 elementary schools, four middle schools, and two high schools, one middle/high school, one technical education center and one alternative learning center. <sup>6</sup>
- Monongalia County has been honored as the Best WV School District by Niche Rankings and Stacker Publishing for three consecutive years (2021, 2022, and 2023). <sup>6</sup>
- Graduation rates stand at an impressive 95%. <sup>6</sup>



- Mon Health Medical Center is a 155-bed general, acute care hospital. It is the flagship member of Mon Health and Vandalia Health, an integrated healthcare delivery system offering a full range of services. <sup>7</sup>
- The hospital offers a full range of centers including Mon Health Surgical Care, Mon Health Heart & Vascular Center, Center for Cardiac Care, Mon Health Cancer Center, Mon Health Family Birth Center, Women's Imaging Center, Endoscopy Center, Orthopedic Center, Ambulatory Surgery Center, and an Emergency Department. <sup>7</sup>

<sup>1</sup> - <https://www.wvu.edu/about-wvu/wvu-facts>

<sup>2</sup> - <https://www.forbes.com/colleges/west-virginia-university/>

<sup>3</sup> - <https://wvumedicine.org/about/hospitals-and-institutes/>

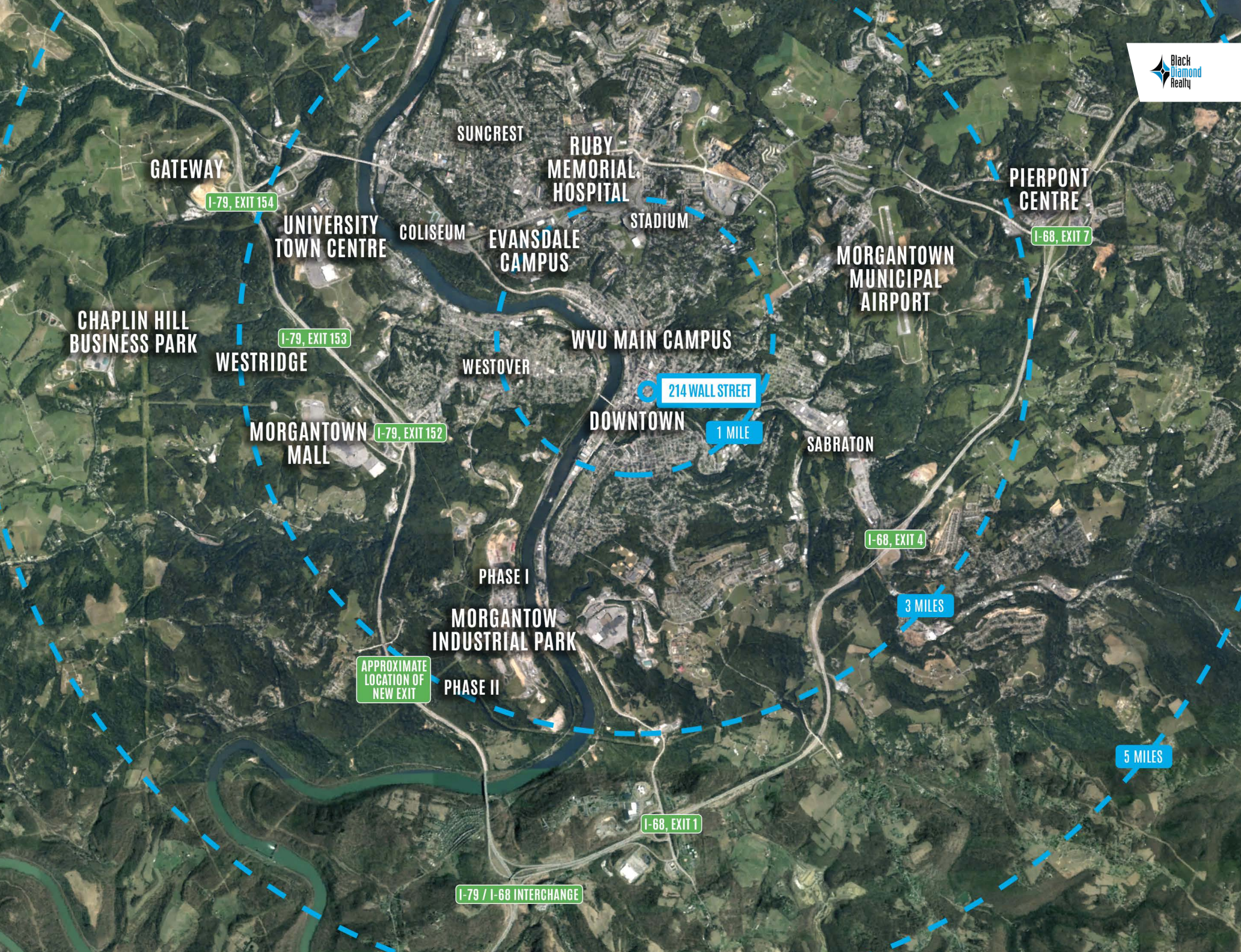
<sup>6</sup> - <https://www.boe.mono.k12.wv.us/page/welcome>

<sup>4</sup> - <https://wvumedicine.org/ruby-memorial-hospital/>

<sup>5</sup> - <https://wvumedicine.org/ruby-memorial-hospital/about-us/>

<sup>7</sup> - <https://www.monhealth.com/main/about-mon-health-medical-center>





GATEWAY

I-79, EXIT 154

UNIVERSITY TOWN CENTRE

SUNCREST

RUBY MEMORIAL HOSPITAL

STADIUM

PIERPONT CENTRE

I-68, EXIT 7

COLISEUM

EVANSDALE CAMPUS

MORGANTOWN MUNICIPAL AIRPORT

CHAPLIN HILL BUSINESS PARK

I-79, EXIT 153

WESTRIDGE

WVU MAIN CAMPUS

214 WALL STREET

MORGANTOWN MALL

I-79, EXIT 152

WESTOVER

DOWNTOWN

1 MILE

SABRATON

I-68, EXIT 4

3 MILES

PHASE I

MORGANTOWN INDUSTRIAL PARK

PHASE II

APPROXIMATE LOCATION OF NEW EXIT

5 MILES

I-68, EXIT 1

I-79 / I-68 INTERCHANGE

# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**59,891**

Total  
Population



**2,819**

Businesses



**80,320**

Daytime  
Population



**\$262,237**

Median Home  
Value



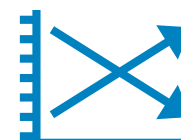
**\$34,680**

Per Capita  
Income



**\$51,434**

Median  
Household  
Income



**0.4%**

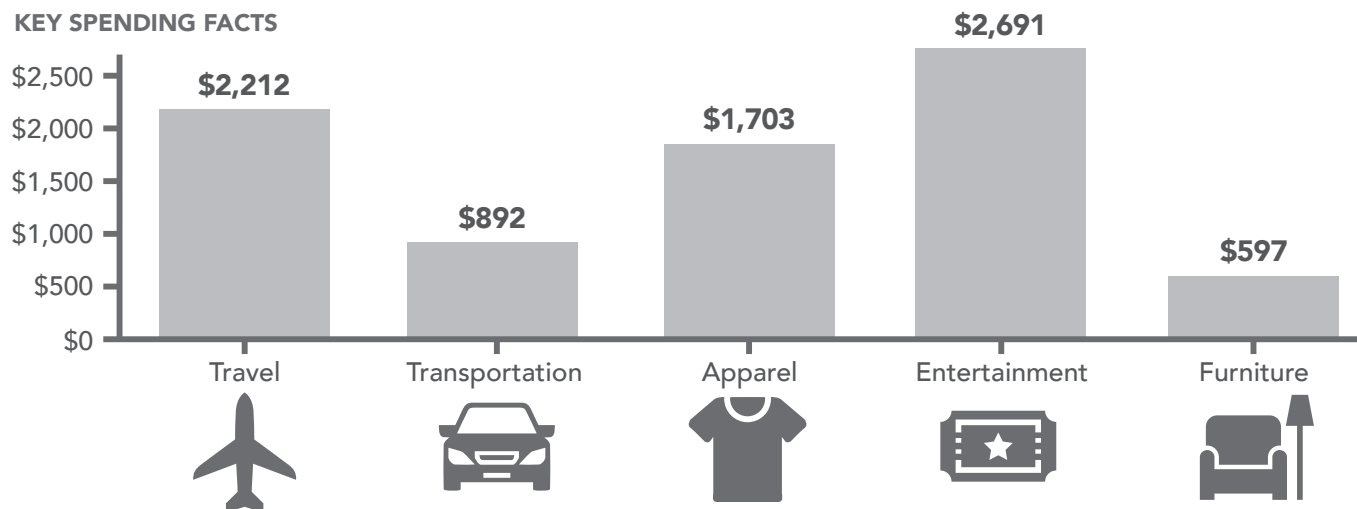
2025-2030  
Pop Growth  
Rate



**29,776**

Housing Units  
(2020)

### KEY SPENDING FACTS



## 5 MILE RADIUS



**77,800**

Total Population



**3,425**

Businesses



**96,873**

Daytime Population



**\$269,684**

Median Home Value



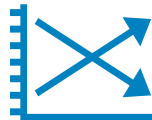
**\$38,331**

Per Capita Income



**\$57,136**

Median Household Income



**0.4%**

2025-2030 Pop Growth Rate



**37,975**

Housing Units (2020)



**108,070**

Total Population



**3,953**

Businesses



**119,227**

Daytime Population



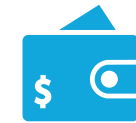
**\$280,340**

Median Home Value



**\$41,476**

Per Capita Income



**\$64,021**

Median Household Income



**0.4%**

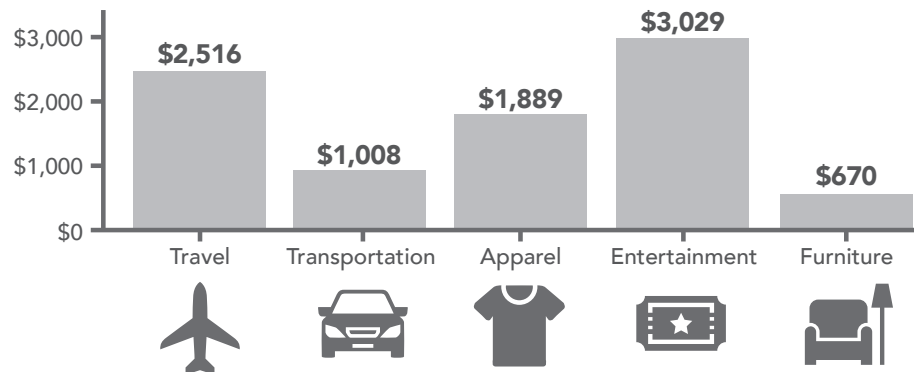
2025-2030 Pop Growth Rate



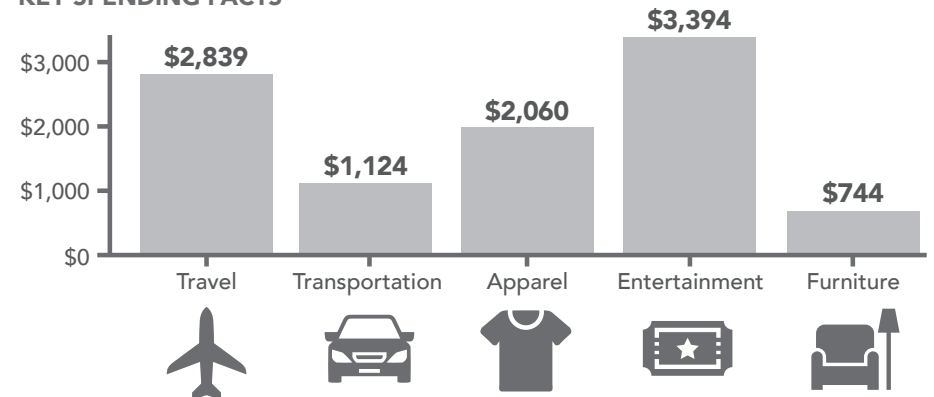
**50,917**

Housing Units (2020)

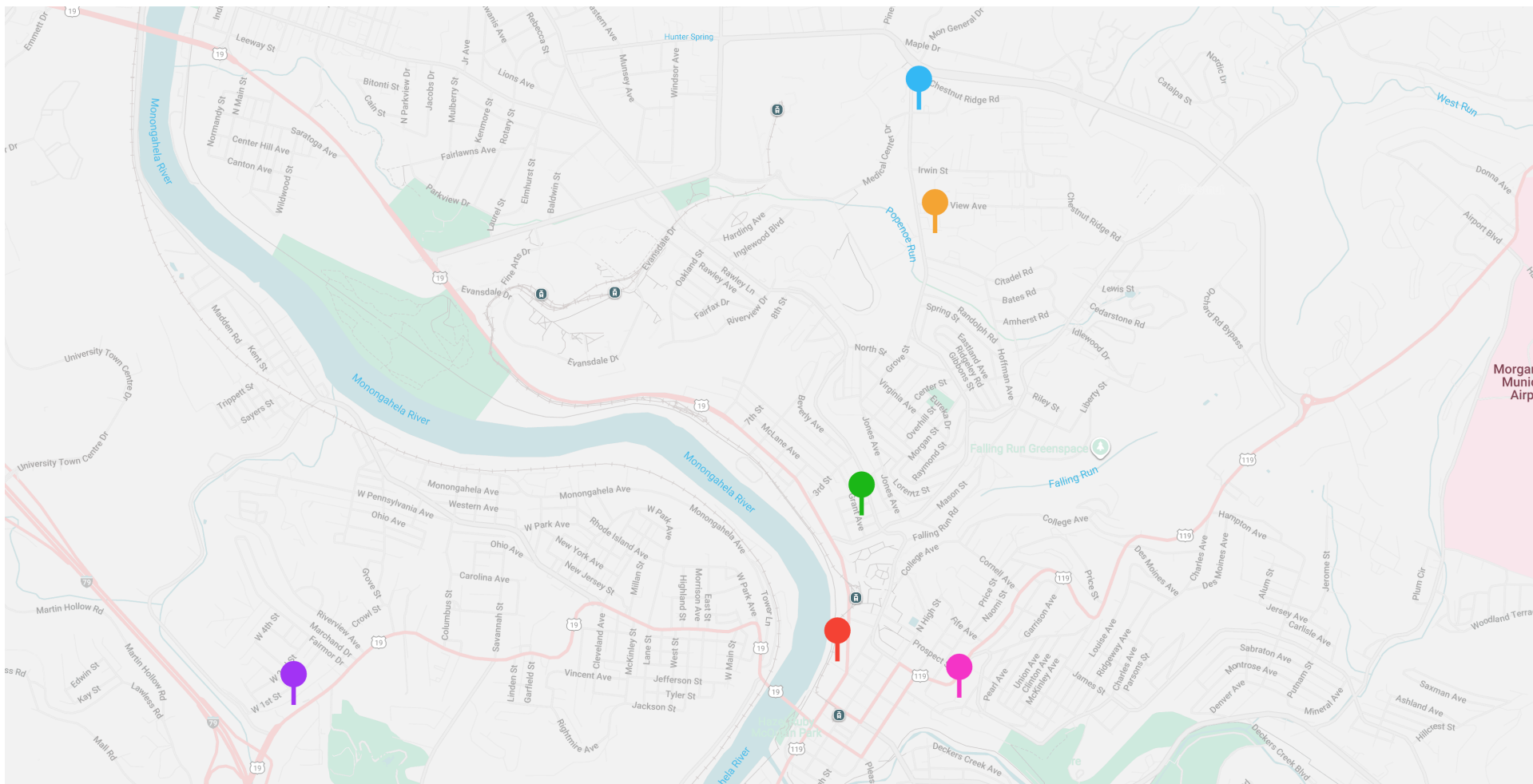
### KEY SPENDING FACTS



### KEY SPENDING FACTS



# COMPARABLE SALES





### 1993 WATER STREET, MORGANTOWN, WV

Square Feet: 31,632	Price: \$2,385,830
Year Built: 1994	Price/SF: \$75.42
Sale Date: 5/8/2023	Price/Bed: \$29,822.87



### 1064 WILLOWDALE ROAD, MORGANTOWN, WV

Square Feet: 13,924	Price: \$2,100,000
Year Built: 1994	Price/SF: \$150.82
Sale Date: 4/18/2024	Price/Bed: \$70,000.00



### 26 SOUTHEAST COURT, MORGANTOWN, WV

Square Feet: 18,522	Price: \$2,200,000
Year Built: 1999	Price per SF: \$118.78
Sale Date: 3/28/2025	Price/Bed: \$50,000.00



### 18 POWERS COURT, MORGANTOWN, WV

Square Feet: 15,680	Price: \$797,000
Year Built: 1970	Price/SF: \$50.83
Sale Date: 4/1/2022	Price/Bed: \$34,652.17



### 301 FIRST STREET, MORGANTOWN, WV

Square Feet: 14,592	Price: \$2,150,000
Year Built: 1991	Price/SF: \$147.34
Sale Date: 8/29/2024	Price/Bed: \$71,666.67

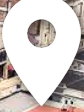


### 32 BAIRD STREET, MORGANTOWN, WV

Square Feet: 9,145	Price: \$1,875,000
Year Built: 2009	Price/SF: \$221.24
Sale Date: 12/18/2024	Price/Bed: \$60,483.87



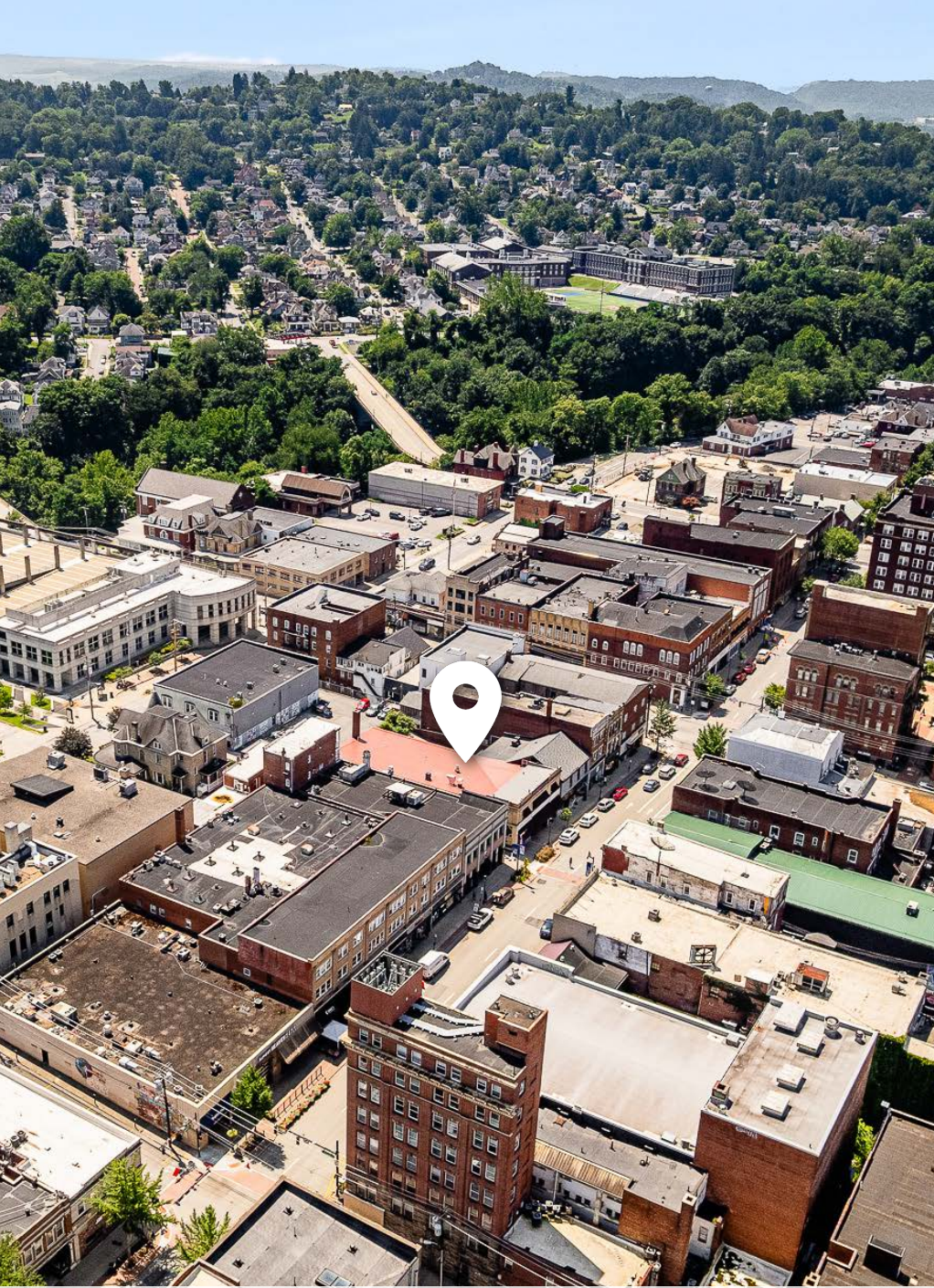
WALNUT STREET PRT



WALL STREET

Aerial View of Facing North Towards WVU's Main campus.

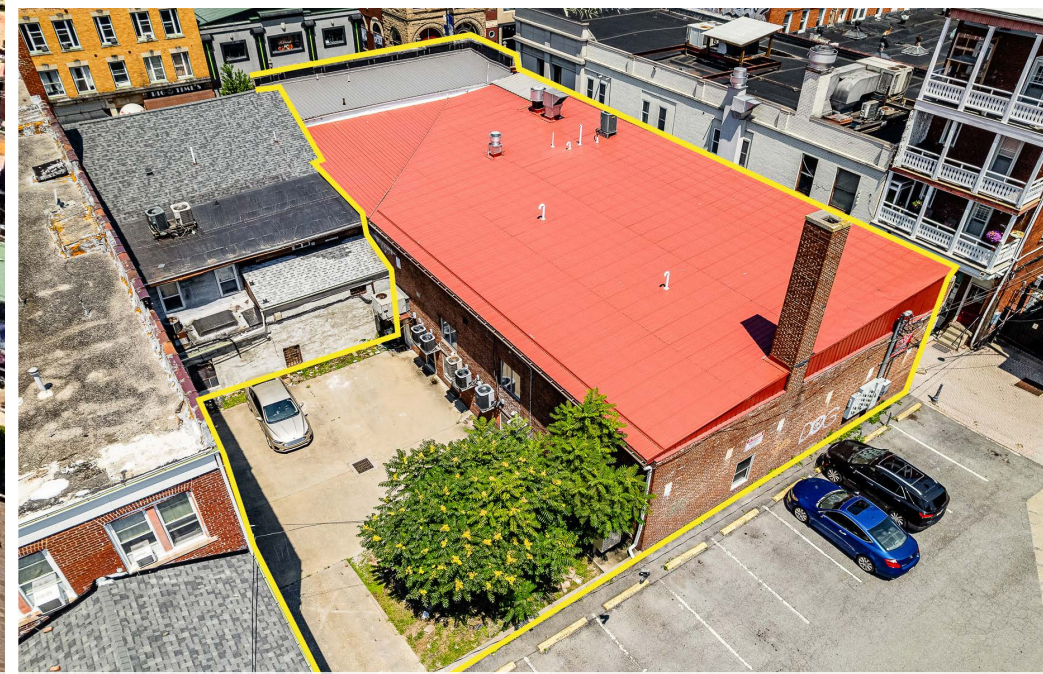




Aerial View Facing South.



Aerial View of the Front of the Building.



Aerial View of the Rear of the Building.



# CONTACT

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