



**Black Diamond Realty**

**Mark J. Nesselroad, Broker**

David Lorenze, CCIM, SIOR, Principal & Associate Broker

**FOR SALE**



**INVESTMENT OPPORTUNITY**

**307 Merchant Street**

**Fairmont, WV 26554**



**Anna Carrier**

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# 307 Merchant Street, Fairmont, WV 26554

**SALE PRICE** \$225,000

**BUILDING SIZE** 2,800 (+/-) SQ FT

**CITY LIMITS** Inside

**DISTANCE TO INTERSTATE** 1.5 Miles From I-79, Exit 136

## BUILDING DETAILS

Located along Merchant Streets, just off the Fairmont Gateway Connector and approximately 1.5 miles from I-79, Exit 136, 307 Merchant Street in Fairmont, WV presents a compelling investment opportunity now available for sale. This one-story, retail building totals 2,800 (+/-) square feet on 0.065 (+/-) acre and features a strong anchor tenant, BFS Liquor. The property offers excellent access from Merchant Street, Diamond Street and Bridge Street and includes off 3 (+/-) off-street parking spaces.

The property is located inside the city limits of Fairmont and is within walking distance to many amenities. Along State Street there is a daily traffic count of 13,822 (+/-) vehicles per day (This data is provided by Esri, Esri and Kalibrate Technologies 2023).

