

# Goldman Associates, Inc.

*Commercial and Industrial Real Estate*

1014 Bridge Road - P. O. Box 271  
Charleston, West Virginia 25321

Telephone (304) 343-5695  
FAX (304) 343-5694

## *Listing Agreement*

<b>Property Address:</b>	211 4 <sup>th</sup> Avenue South Charleston, WV 25303	<b>Type Property:</b>	6 Unit Apartment Building
<b>Tax District:</b>	South Charleston	<b>Tax Map/Parcel:</b>	17/14
<b>Annual Taxes:</b>	\$4,791.94 (2025)	<b>Deed Book/Page:</b>	3012/196
<b>Building Size:</b>	5,980 Gross Square Feet 6 Two Bed/One Bath Units	<b>Lot Size:</b>	9,750 Square Feet

**Site Description:** The property is located along 4<sup>th</sup> Avenue within a block of the main downtown area with many amenities such as a public library and a wide range of restaurants. This is a level site with parking at the rear for 8 vehicles and plentiful street parking. It is zoned R-O, Residential Office District.

### **Improvement Description:**

The building is a two-story apartment building that was constructed circa 1960 with 6 two bedroom/one bath units that have undergone periodic renovations and have been proactively maintained. There is also an unfinished lower level with washer/dryer hookups and storage available to the tenants. Historical information exhibits strong occupancy of 96% in 2025 and current rents average \$722.50 per month. Tenants are responsible for their own utility services and the landlord covering garbage service.

**Listing Agent:** Todd Goldman

**Sale Price:** \$400,000.00

