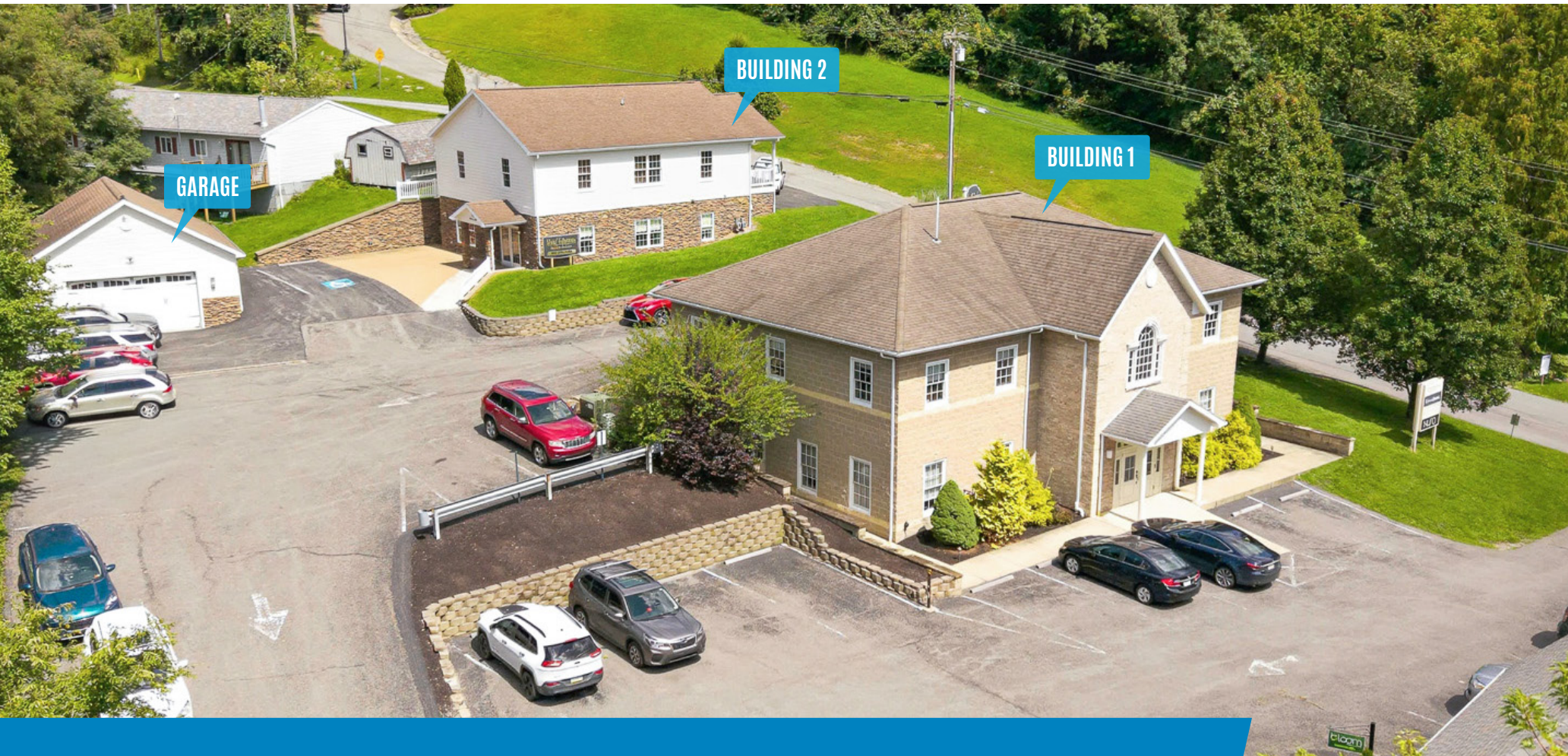




933 CHEAT RD & 15 CRAMMEYS RUN RD
MORGANTOWN, WV 26508

OFFICE INVESTMENT PORTFOLIO



MORGANTOWN MUNICIPAL AIRPORT

PIERPONT CENTRE

EXIT 7

✦ 933 CHEAT ROAD & 15 CRAMMEYS RUN ROAD





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INVESTMENT OVERVIEW

933 CHEAT ROAD & 15 CRAMMEYS RUN ROAD

MORGANTOWN, WV 26508

SALE PRICE / \$1,590,000

GROSS BUILDING SIZE / 7,398 SQ FT (EXCLUDING GARAGE)

NUMBER OF BUILDINGS / 4

GROSS LOT SIZE / 0.76 ACRE

NUMBER OF TENANTS / 5

PERCENTAGE LEASED / 100%

Fully Leased Office Investment Portfolio | Stabilized Commercial Asset with Multiple Tenants Across Multiple Buildings

Strategically positioned in Morgantown, the portfolio offers investors the opportunity to acquire a stabilized commercial asset with multiple tenants across multiple buildings, providing diversification and the potential for long-term income. With all spaces currently leased, and a convenient site configuration, 933 Cheat Road & 15 Crammeys Run Road presents a compelling opportunity for investors seeking an established office property in the Morgantown market.



TENANT DETAILS

TENANT	BUILDING	SQ FT	LEASED
Stillwater	(1) 933 Cheat	2,528	YES
Edward Jones	(1) 933 Cheat	1,000	YES
Intentional Wellness & Consulting	(1) 933 Cheat	1,400	YES
Chainbridge Software	(2) 15 Crammeys	1,235	YES
Sheer Creations	(2) 15 Crammeys	1,235	YES
Garage 1	Garage	280	YES
Garage 2	Garage	672	YES

LEGAL DESCRIPTION / ZONING / PARCEL MAP

- Outside city limits of Morgantown
- Monongalia County, Union District (18), Tax Map 20, Parcel 135.3
- Deed Book 1651, Page 561
- The property is not restricted by zoning



UTILITIES

All public utilities are available to the site.

Electric	Mon Power
Natural Gas	Hope Gas/Mountaineer Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic Services
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 Kim Licciardi at klicciardi@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350 (O) or 304.685.0891 (C).

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

INVESTMENT HIGHLIGHTS

- **Fully Leased Investment Portfolio:** 100% leased across both office buildings, providing an established income-producing asset.
- **7,398 (+/-) Total Square Feet:** Portfolio includes two two-story office buildings and one garage.
- **0.76 (+/-) Acre Site:** Efficient commercial site with multiple buildings and shared parking.
- **Two Office Buildings:**
 - 933 Cheat Road: 4,928 (+/-) SF
 - 15 Crammeys Run Road: 2,470 (+/-) SF
- **Five Established Tenants:** Current tenancy includes Edward Jones, Intentional Wellness & Consulting, Stillwater, Chainbridge Software, and Sheer Creations and both garage spaces.
- **Unique Hillside Construction:** Both office buildings offer ground-level access to both upper and lower floors, providing convenient accessibility and functional layouts.
- **Approximately 25 Shared Parking Spaces:** On-site parking serves the office buildings, with additional garage space.
- **Two Access Points:** Convenient access to the property from multiple points.
- **2010 Construction | 2018 Renovation:** Both office buildings were constructed in 2010 and renovated in 2018.
- **Security Systems:** Both office buildings are equipped with security systems.
- **Diverse Tenant Mix:** Multiple occupants across the portfolio help provide tenant diversification.
- **Convenient Location:** Positioned within the Morgantown commercial market, offering proximity to established businesses, services, and major transportation routes (I-68, Exit 7).
- **Stabilized Asset:** Existing tenancy, renovated buildings, multiple access points, and on-site parking create a turnkey investment opportunity.



Aerial View Facing I-68.





933 Cheat Road (Lower Level).



933 Cheat Road (Upper Level).



15 Crammeys Run Road (Lower Level).



15 Crammeys Run Road (Upper Level).

EDWARD JONES



Edward Jones.



Edward Jones.



Edward Jones.



Edward Jones.





Edward Jones.



Edward Jones.



Edward Jones.



Edward Jones.

INTENTIONAL WELLNESS & CONSULTING



Intentional Wellness & Consulting.



Intentional Wellness & Consulting.



Intentional Wellness & Consulting.



Intentional Wellness & Consulting.





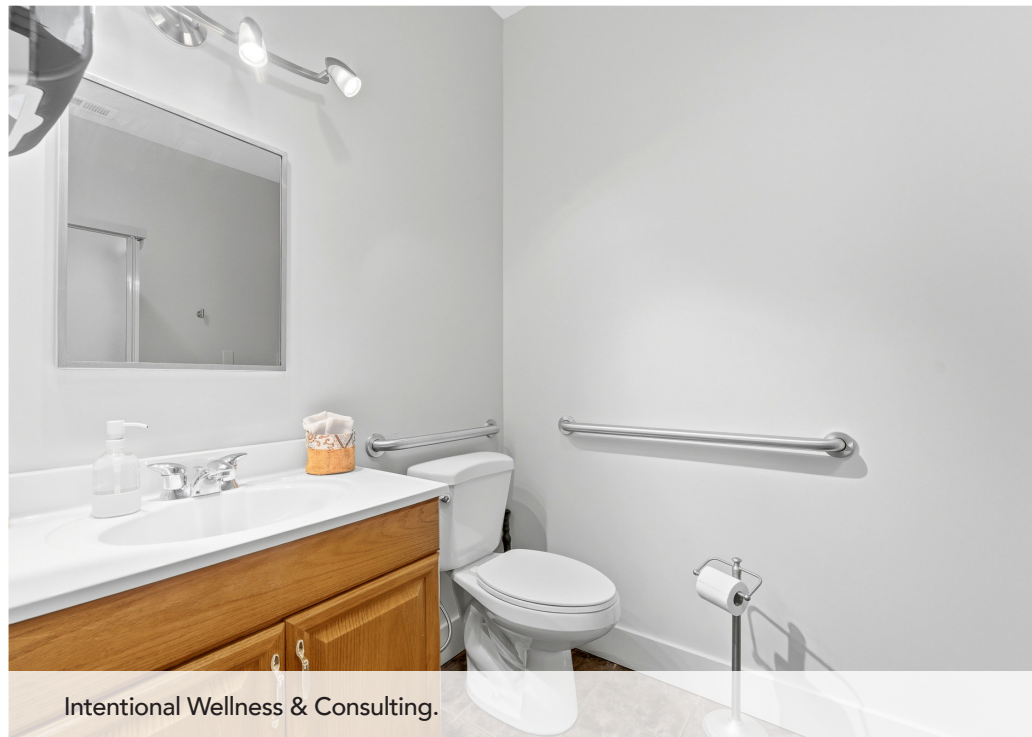
Intentional Wellness & Consulting.



Intentional Wellness & Consulting.



Intentional Wellness & Consulting.



Intentional Wellness & Consulting.

STILLWATER



Stillwater.



Stillwater.



Stillwater.



Stillwater.

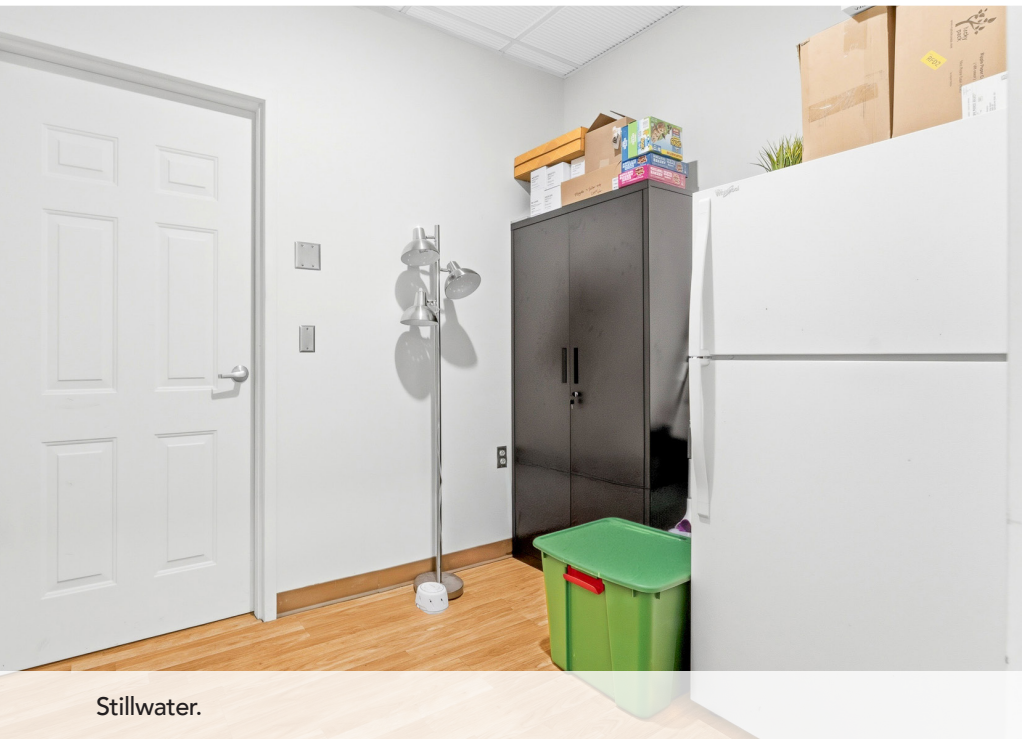




Stillwater.



Stillwater.



Stillwater.



Stillwater.

SHEER CREATIONS



Sheer Creations.



Sheer Creations.



Sheer Creations.



Sheer Creations.





Sheer Creations.



Sheer Creations.



Sheer Creations.



Sheer Creations.

CHAINBRIDGE SOFTWARE



Chainbridge Software.



Chainbridge Software.



Chainbridge Software.



Chainbridge Software.

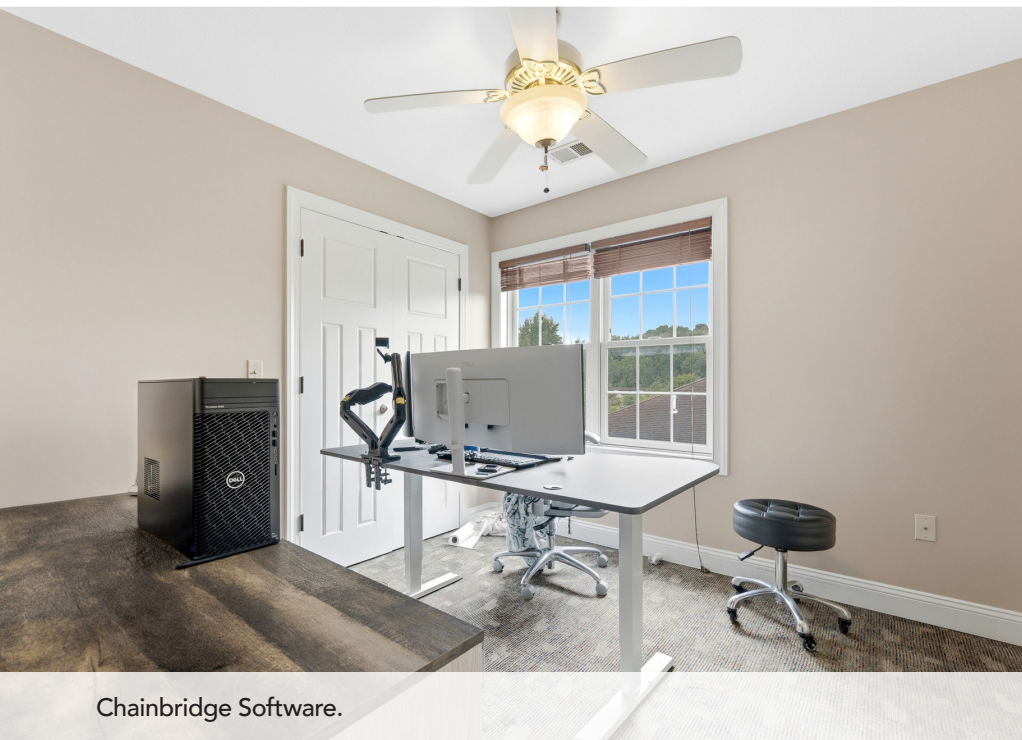




Chainbridge Software.



Chainbridge Software.



Chainbridge Software.



Chainbridge Software.

LOCATION OVERVIEW

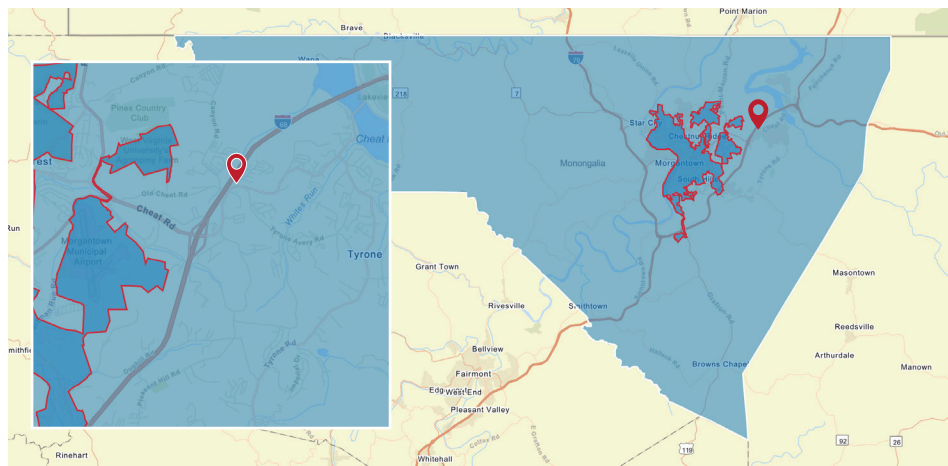
MONONGALIA COUNTY

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 on 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 106,738 and a median household income of \$72,309. Total number of businesses is 3,877.

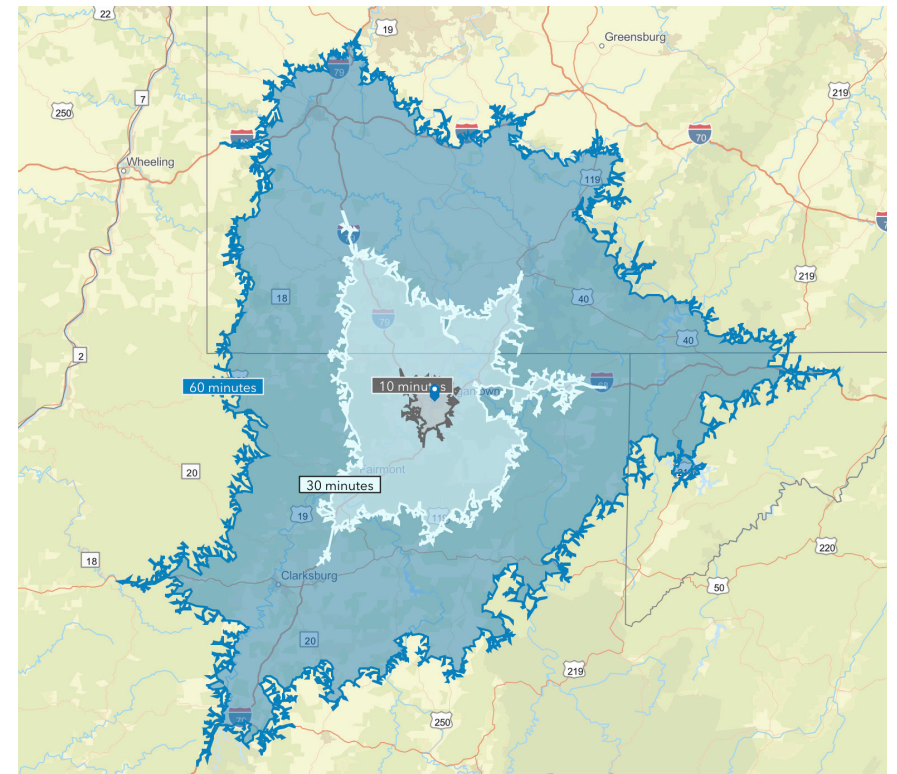
The **City of Morgantown** has a total population of 30,046 and a median household income of \$46,810. Total number of businesses is 1,393.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2026.

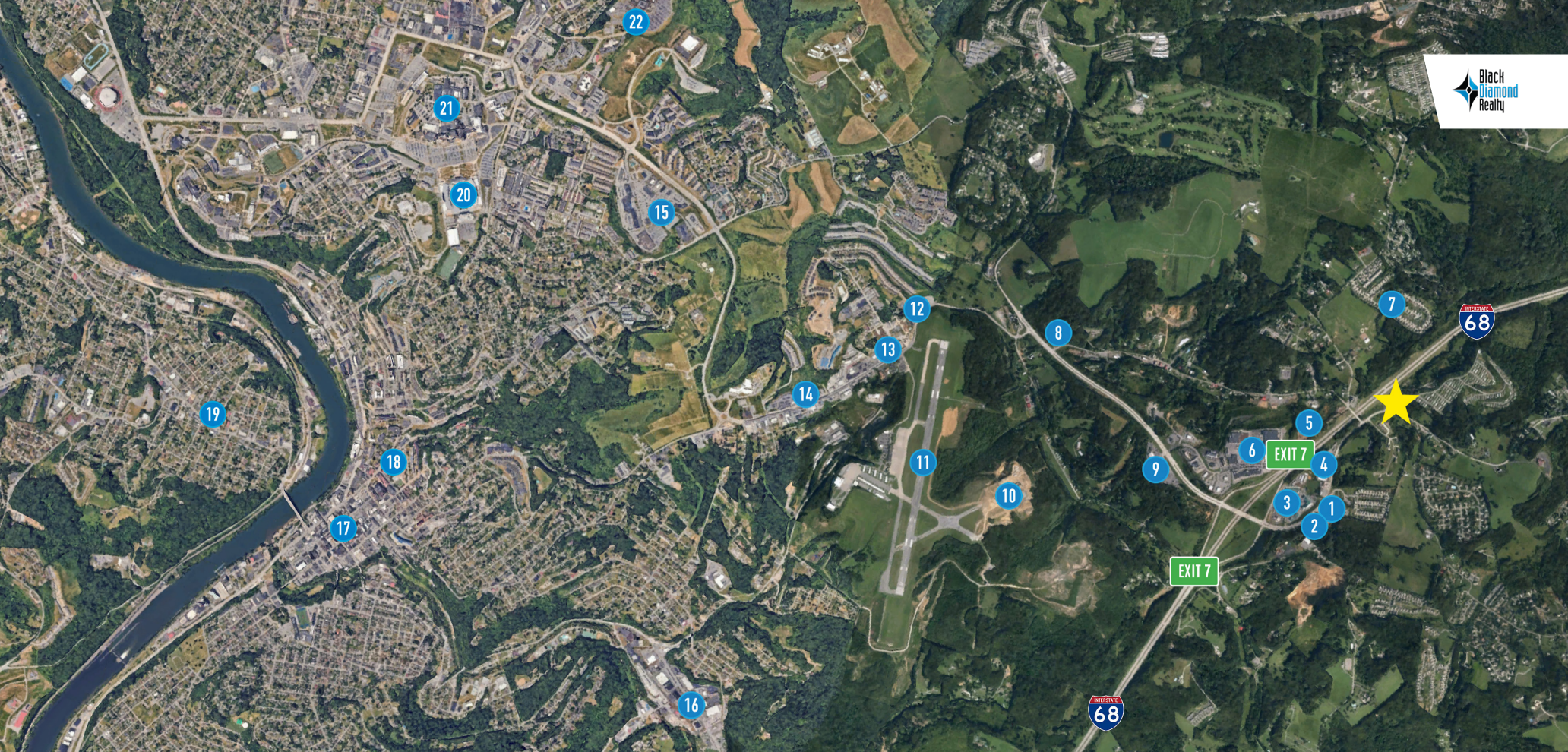


Monongalia County, WV Morgantown City Limits Subject Location

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 Google Earth aerial photo above highlights several of the most popular surrounding locations. The subject property at 933 Cheat Road & 15 Crammeys Run Road has been referenced with a yellow star.

- | | | |
|--|--|---|
| ① WVU Primary Care | ⑦ Cheat Crossing | ⑮ Sabraton |
| ② Mine Safety & Health Administration | ⑧ Tireland of Morgantown | ⑯ Downton Morgantown |
| ③ Pierpont Landings: PARCS Superstore, Apple Annie's, First Exchange Bank | ⑨ Exxon, Pro Performance, Airgas Store | ⑰ West Virginia University |
| ④ Store More Storage | ⑩ Army National Guard | ⑱ Westover |
| ⑤ Fort Pierpont: Plant Fitness, MonHealth Primary Care, Fox's Pizza, Ziebart, Cafe Oliverio | ⑪ Morgantown Municipal Airport | ⑲ Milan Puskar Stadium |
| ⑥ Pierpont Centre: Lowe's, Price Cutter, Michael's, Xfinity Store, Starbucks, McDonald's, Zen Leaf Dispensary, Ruby Tuesday, Holiday Inn Express, Wendy's, Outback Steakhouse, IHOP, Clear Mountain Bank, Chipotle, Fujiyama | ⑫ Northpointe Plaza | ⑳ WVU medicine Health Sciences Campus, Ruby Memorial Hospital |
| | ⑬ Sheetz, NAPA Auto Parts | ㉑ MonHealth Medical Center |
| | ⑭ Mileground: Subaru of Morgantown Chrysler Dodge Jeep RAM Fiat, of Morgantown, EZ Storage, J&S Pawn And Guns | |
| | ⑰ Suncrest Towne Centre: Kroger, WVU Endocrinology, NTB National Time and Battery, McDonald's, WesBanco, Great Clips, Hilton Garden, Chico's, Buffalo Wild Wings | |

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.²

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.²

Among its 12 colleges, WVU's Morgantown campus offers more than 300+ majors and hundreds of distance education and online classes. Fall 2025 WVU System full headcount enrollment is 26,046, which includes 5,057 first-time freshmen.²

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.²

SOURCES

² - <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, Oliverio's Ristorante, Mama K's Kitchen and Tropics. Other popular establishments include Stefano's, Kegler's, The Wine Bar, and Crab Shack Caribba.

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 Downtown 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 2025 remained steady at ~26,000 students and full-time and part-time faculty and staff includes 5,415 employees. ¹
- Among its 12 colleges, WVU's Morgantown campus offers more than 300+ majors and hundreds of distance education and online classes. ¹
- WVU has produced 25 Rhodes scholars, 28 Truman scholars, 87 Fulbright scholars, 57 Goldwater scholars, and 142 Gilman scholars. ²



- 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. ³
- Home to WVU Medicine Children's, Jon Michael Moore Level 1 Trauma Center, several clinical programs, and the West Virginia University health schools. ⁴
- Named by U.S. News & World Report to its 2025-2026 Best Hospitals as High Performing hospitals for 19 Procedures and Conditions. ⁵



- The district is comprised of approximately 11,200+ students in 10 elementary schools, four middle schools, and two high schools, one junior/senior high school, one technical education center and one alternative learning center. ⁶
- Monongalia County has been named the Best WV School District by Niche Rankings and Stacker Publishing for five consecutive years (2021-2025). ⁶

Monongalia County Schools students consistently surpass state and national averages on the SAT, while the overall graduation rate stands at an impressive 95%. ⁶



- 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. ⁷
- 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. ⁷

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

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

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

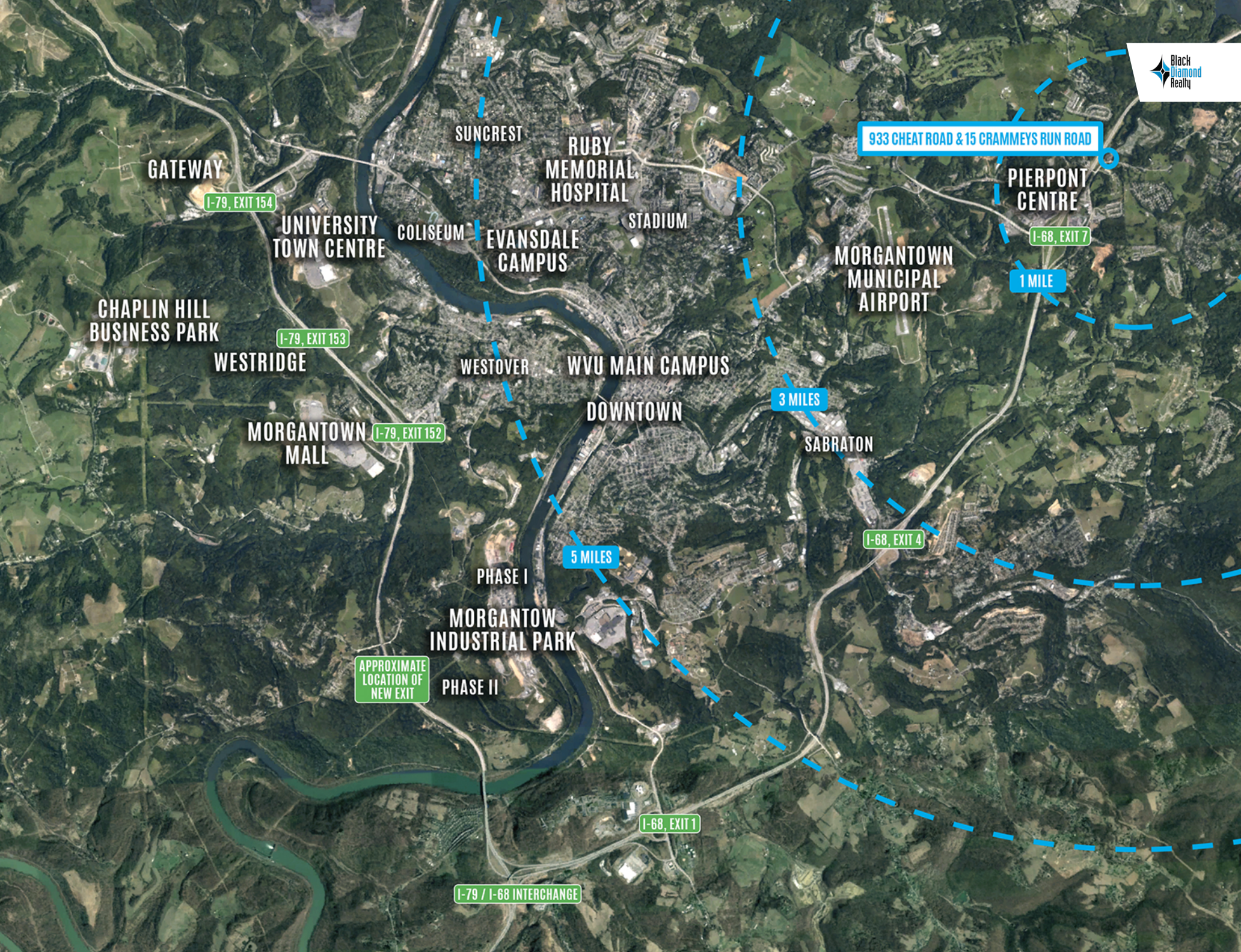
⁶ - <https://www.boe.mono.k12.wv.us/page/welcome>

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

⁵ - <https://wvumedicine.org/news-feed/news-article/WVU-Medicine/Front-Page/four-wvu-medicine-hospitals-recognized-as-high-performing-by-u-s-news-world-report/>

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





933 CHEAT ROAD & 15 CRAMMEYS RUN ROAD

PIERPONT CENTRE

I-68, EXIT 7

1 MILE

MORGANTOWN MUNICIPAL AIRPORT

3 MILES

SABRATON

I-68, EXIT 4

5 MILES

MORGANTOWN INDUSTRIAL PARK
PHASE I
PHASE II

APPROXIMATE
LOCATION OF
NEW EXIT

I-68, EXIT 1

I-79 / I-68 INTERCHANGE

SUNCREST

RUBY MEMORIAL HOSPITAL

STADIUM

EVANSDALE CAMPUS

COLISEUM

WVU MAIN CAMPUS

DOWNTOWN

WESTOVER

WESTRIDGE

MORGANTOWN MALL

I-79, EXIT 152

UNIVERSITY TOWN CENTRE

I-79, EXIT 154

GATEWAY

CHAPLIN HILL BUSINESS PARK

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



20,226

Total
Population



800

Businesses



19,346

Daytime
Population



\$327,141

Median Home
Value



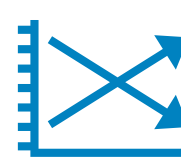
\$60,762

Per Capita
Income



\$92,629

Median
Household
Income



0.3%

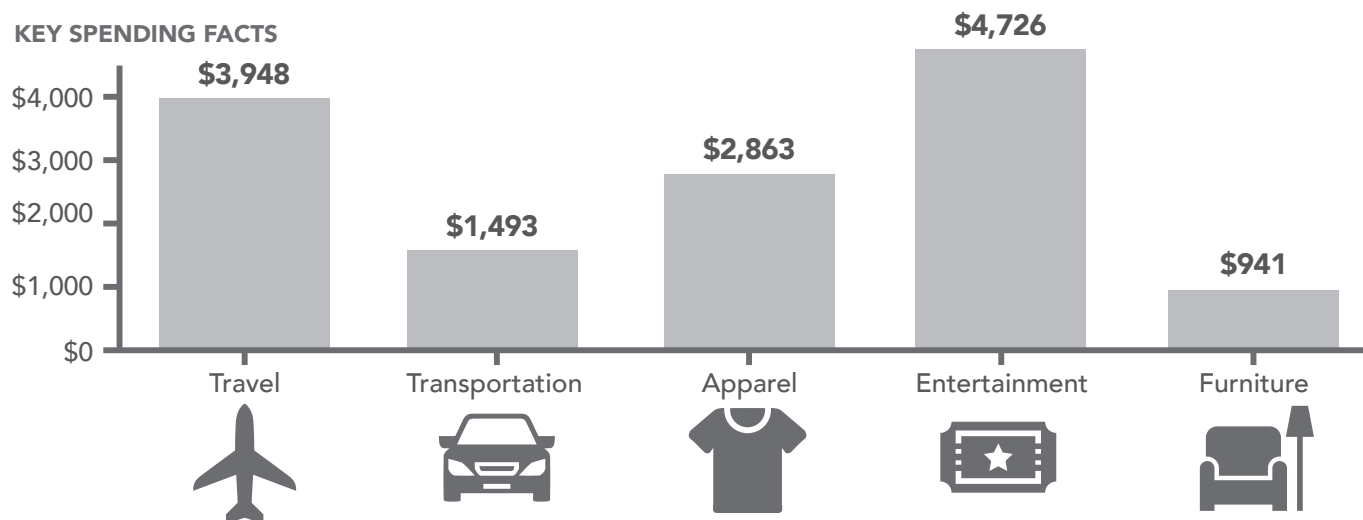
2026-2031
Pop Growth
Rate



9,925

Housing Units
(2020)

KEY SPENDING FACTS



5 MILE RADIUS



74,678

Total
Population



2,676

Businesses



82,031

Daytime
Population



\$300,205

Median Home
Value



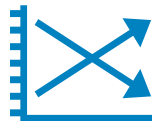
\$46,618

Per Capita
Income



\$65,214

Median
Household
Income



0.3%

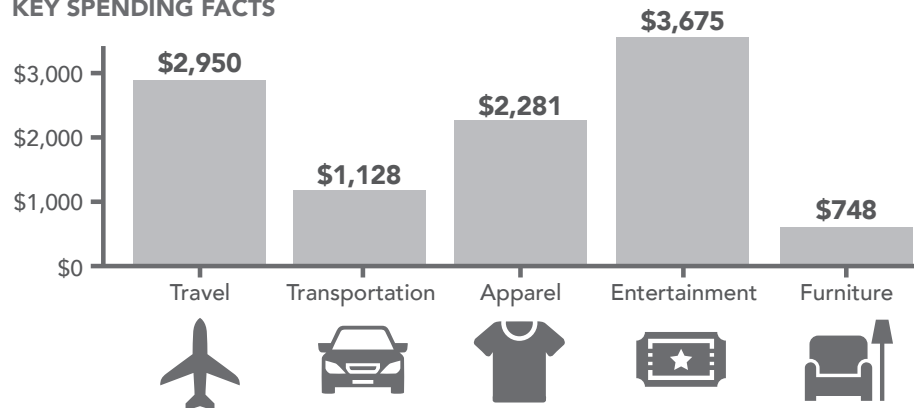
2026-2031
Pop Growth
Rate



35,618

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



106,266

Total
Population



3,892

Businesses



117,166

Daytime
Population



\$282,878

Median Home
Value



\$46,050

Per Capita
Income



\$63,180

Median
Household
Income



0.2%

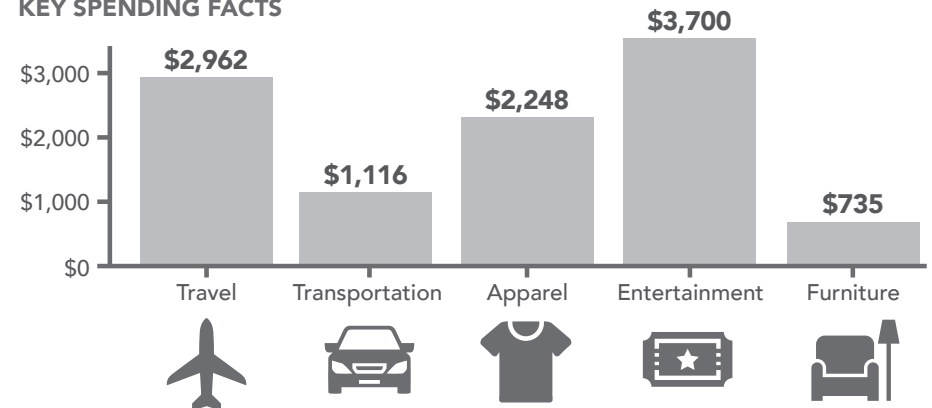
2026-2031
Pop Growth
Rate



50,278

Housing Units
(2020)

KEY SPENDING FACTS





Exterior View of 15 Crammeys Run Road and Garage.



Access to Upper Level 933 Cheat Road, 15 Crammeys Run Road and Garage.



Access to Lower Level 933 Cheat Road.





Parking Area.



Parking Area.



Parking Area.



PIERPONT CENTRE

EXIT 7



✦ 933 CHEAT ROAD & 15 CRAMMEYS RUN ROAD

Aerial View Facing I-68, Exit 7.





Aerial View From Above.



Aerial View Facing I-68.



Aerial View Facing Cheat Lake.



CONTACT

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