



**FOR SALE**  
**OFFICE BUILDING**  
**MARKETING FLYER**



**214 MERCHANT STREET**  
**FAIRMONT, WV 26554**

**FAIRMONT STATE UNIVERSITY**

**DOWNTOWN FAIRMONT**

**◆ 214 MERCHANT STREET**

**FAIRMONT GATEWAY CONNECTOR**

**EXIT 136**

**EXIT 137**

**SPEEDWAY BUSINESS PARK**



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## OFFICE BUILDING FOR SALE

## 214 MERCHANT STREET FAIRMONT, WV 26554

**SALE PRICE / \$495,000**

**GROSS BUILDING SIZE / 8,849 (+/-) SQ FT**

**GROSS LOT SIZE / 0.58 (+/-) ACRE**

**PROPERTY TYPE / OFFICE**

**CITY LIMITS / INSIDE**

**OFF-STREET PARKING / YES**

**PROPERTY HIGHLIGHTS / OFF-STREET  
PARKING, EXCEPTIONAL VIEWS, GREAT  
VISIBILITY AND ACCESS, NATURAL LIGHT  
WITH FLOOR TO CEILING WINDOWS,  
ELEVATOR, WITHIN OPPORTUNITY ZONE**

Located at 214 Merchant Street, this two-story office building offers approximately 8,849 (+/-) square feet on a 0.58 (+/-) acre lot, providing a well-positioned opportunity for traditional office users. The property is thoughtfully built out for professional office use, featuring a functional layout suited for a variety of business operations. One of its standout features is the exceptional views overlooking the Monongahela River and Downtown Fairmont, creating an attractive and inspiring work environment. The site also includes convenient off-street parking for employees and visitors.

The property is located inside the city limits of Fairmont and is within walking distance to many amenities. Ideally situated just off the Fairmont Gateway Connector, the property is only seconds from Downtown Fairmont and approximately 1.4 miles from I-79, Exit 136, offering excellent accessibility and connectivity.

**FOR SALE**

**OFFICE BUILDING - LOCATED 1.4 MILES OFF I-79, EXIT 136**  
**214 MERCHANT STREET · FAIRMONT, WV 26554 · 8,849 (+/-) SQUARE FEET · 0.58 (+/-) ACRE**

# PROPERTY SPECIFICATIONS

## SPECIFICATIONS

Constructed in 1975, this well-designed two-story office building offers a total of approximately 8,849 (+/-) square feet, with 4,485 (+/-) square feet on the upper level and 4,364 (+/-) square feet on the lower level. Built into the existing hill, the property provides convenient ground-level access to both floors, enhancing accessibility and functionality for a variety of users. The building is equipped with an elevator, ensuring ease of movement throughout, and features three-phase electric to support a range of operational needs.

Additionally, the property is located within a designated **Opportunity Zone**, presenting potential investment advantages.

## LEGAL DESCRIPTION / ZONING

- Located within city limits in the Fairmont District of Marion County
- Identified as Fairmont Union Corp District (5), Tax Map 7, Parcel 10
- Total site area of approximately 0.90 (+/-) acre
- Recorded in Deed Book 980, Page 593
- Zoned CC – City Center

## UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion Energy
Water	City of Fairmont
Sewer	City of Fairmont
Trash	Republic Service – Multiple Providers
Cable/Internet	Comcast/Xfinity and Frontier Communications

## INGRESS / EGRESS / PARKING

- Three points of ingress and egress from Merchant Street for easy access and smooth traffic flow
- Two paved parking lots located adjacent to the building
- Combined total of 34 lined parking spaces for tenants and visitors
- Additional paved area at the rear with space for approximately four vehicles
- Rear parking area offers potential for future expansion to accommodate increased demand

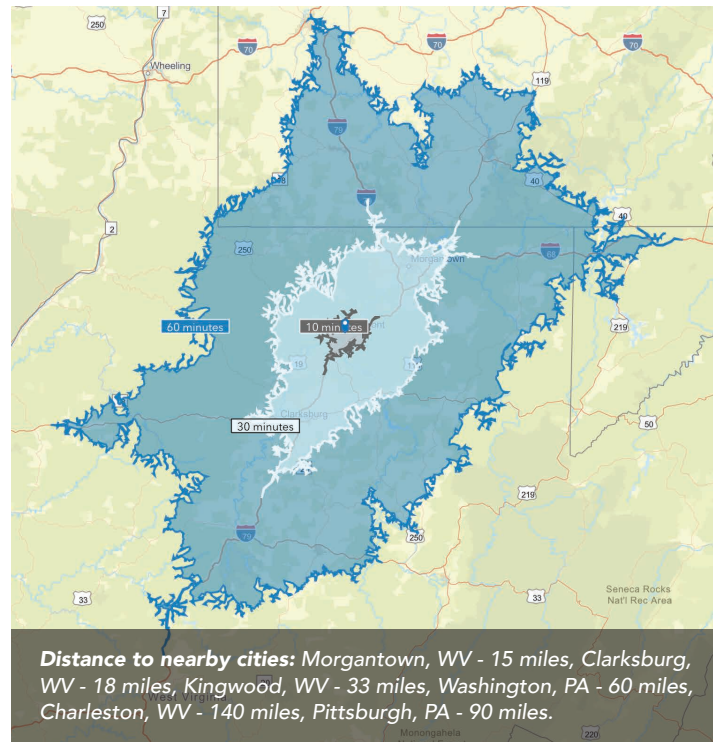
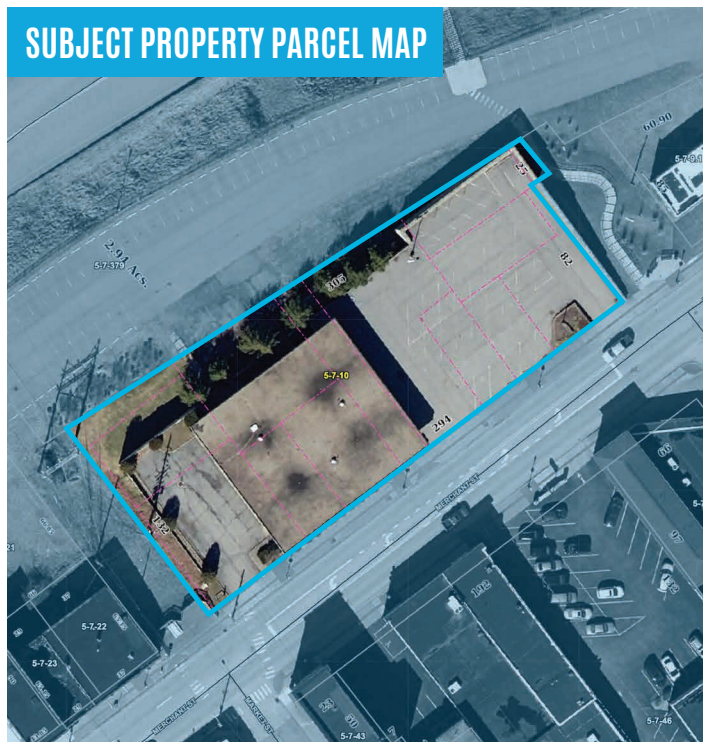
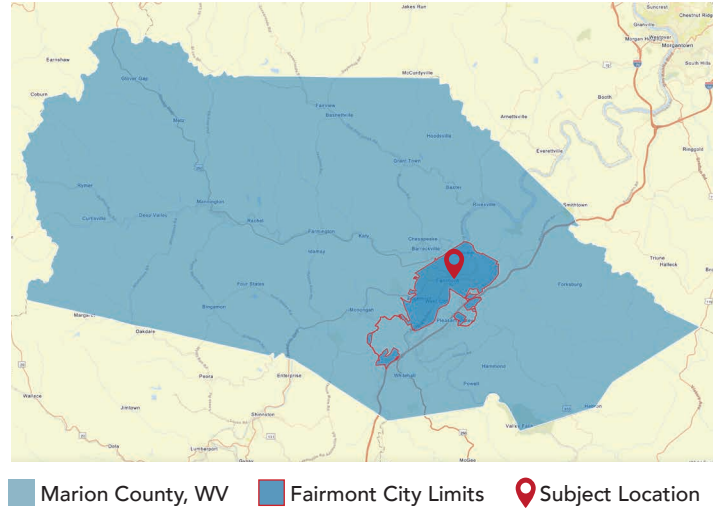
# LOCATION ANALYSIS

Marion County is located in the north-central part of West Virginia with Fairmont as the county seat and home of Fairmont State University. With a 120-acre main campus, Fairmont State University is a key part of the state's growing high technology corridor. Coal production has remained strong and the oil and gas industries are making substantial investments in the county. With a strong emphasis on education and technology, the future for Marion County is bright.

**Marion County** has a total population of 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

The **City of Fairmont** has a total population of 18,031 and a median household income of \$58,103. Total number of businesses is 817.

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



# FOR SALE

## OFFICE BUILDING - LOCATED 1.4 MILES OFF I-79, EXIT 136 214 MERCHANT STREET · FAIRMONT, WV 26554 · 8,849 (+/-) SQUARE FEET · 0.58 (+/-) ACRE

# AERIAL PHOTO



The aerial above highlights several of the most popular surrounding locations. The subject property, 214 Merchant Street has been referenced with a yellow star. The site is located 1.4 miles off I-79, Exit 136.

- 1 Fairmont Federal Credit Union
- 2 East Marion Park
- 3 Marion County DHSEM/911
- 4 Convention & Visitors Bureau of Marion County
- 5 Sunoco Gas Station
- 6 Exxon Gas Station
- 7 Clarion Inn
- 8 Dairy Creme Corner
- 9 Shell Gas Station
- 10 Wendy's
- 11 Subway
- 12 McDonald's
- 13 KFC
- 14 East Fairmont Price Cutter
- 15 Dollar General
- 16 Advance Auto Parts
- 17 East Fairmont Middle School
- 18 AutoZone
- 19 Dollar General
- 20 Fairmont State University
- 21 West Fairmont Middle School
- 22 Par Mar Stores
- 23 Valley Distributing
- 24 Republic Services
- 25 Marion County Board of Education
- 26 WVU Medicine Urgent Care

# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**26,985**

Total Population



**966**

Businesses



**27,190**

Daytime Population



**\$164,616**

Median Home Value



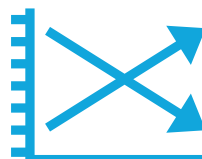
**\$33,299**

Per Capita Income



**\$60,062**

Median Household Income



**-0.2%**

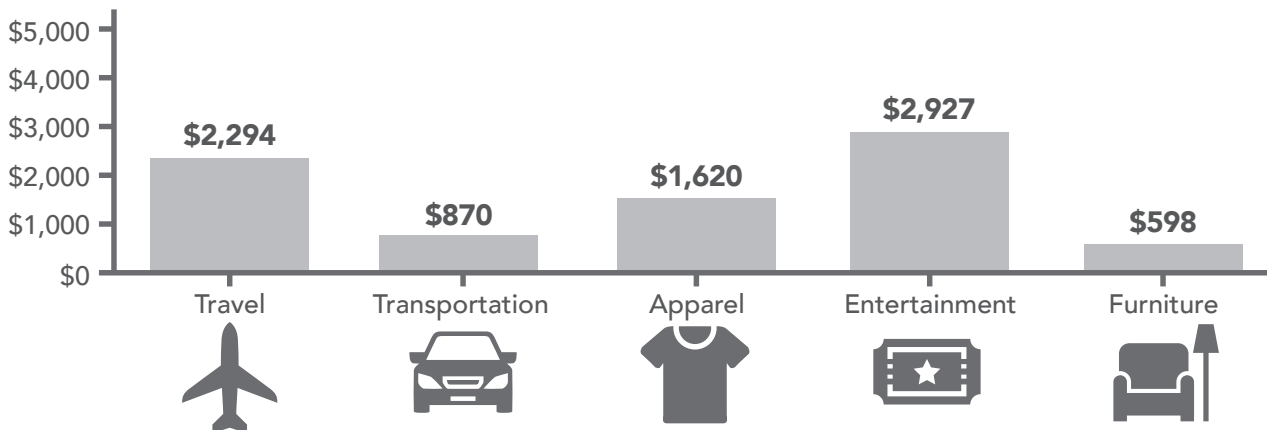
2025-2030 Pop Growth Rate



**13,127**

Housing Units (2020)

### KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



**37,886**

Total Population



**1,348**

Businesses



**37,574**

Daytime Population



**\$173,203**

Median Home Value



**\$34,874**

Per Capita Income



**\$63,261**

Median Household Income



**-0.2%**

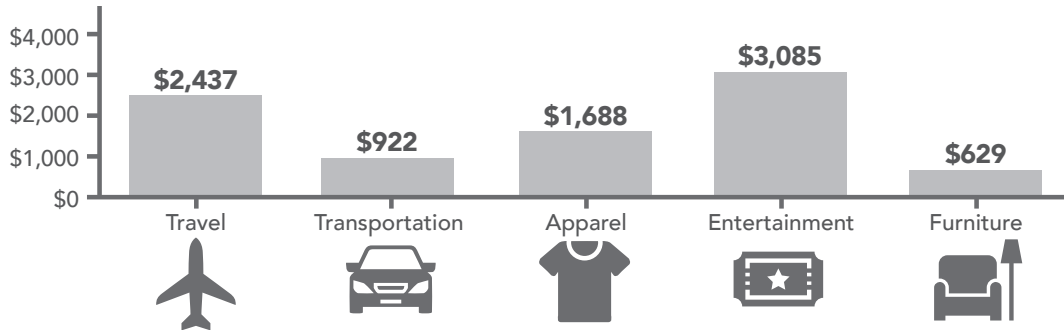
2025-2030 Pop Growth Rate



**18,155**

Housing Units (2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**60,736**

Total Population



**1,763**

Businesses



**55,548**

Daytime Population



**\$182,387**

Median Home Value



**\$36,155**

Per Capita Income



**\$66,738**

Median Household Income



**-0.2%**

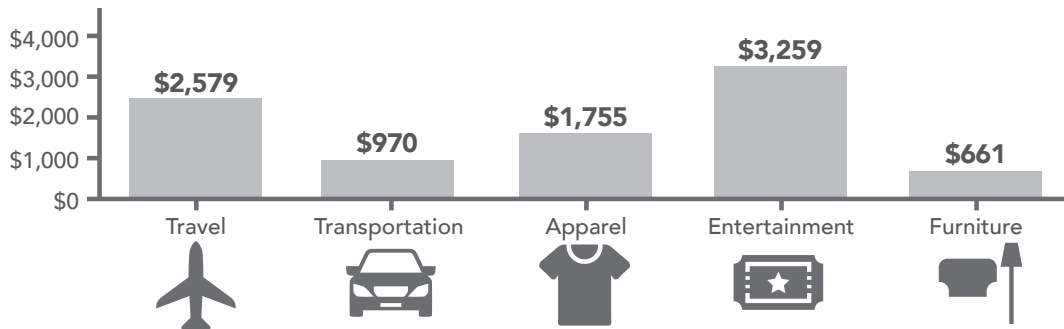
2025-2030 Pop Growth Rate



**28,490**

Housing Units (2020)

### KEY SPENDING FACTS



# INTERIOR PHOTOS



Open Area.



Open Area.

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Main Entrance.



Open Area.



Open Area.

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Private Office.



Private Office.

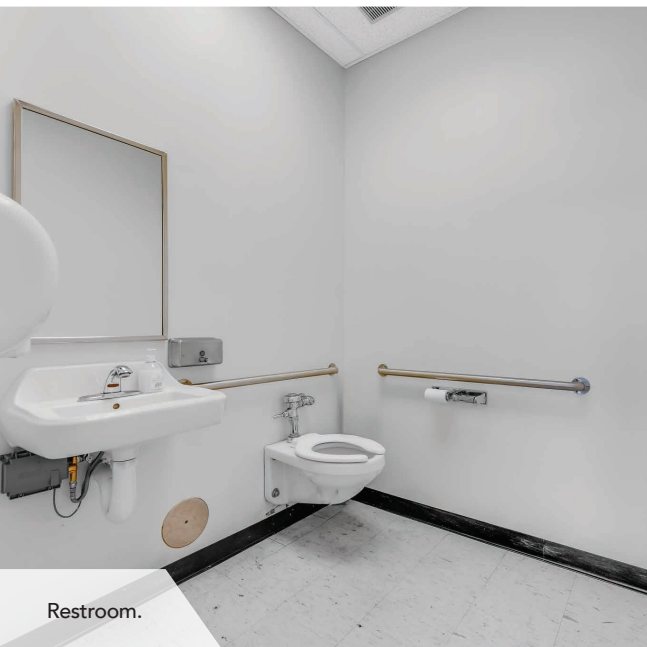


Restroom.

# INTERIOR PHOTOS



Conference Room.



Restroom.



Kitchen.

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# EXTERIOR PHOTOS



Front of Building from Merchant Street.



Front of Building from Merchant Street.

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Upper Level.



Lower Level.



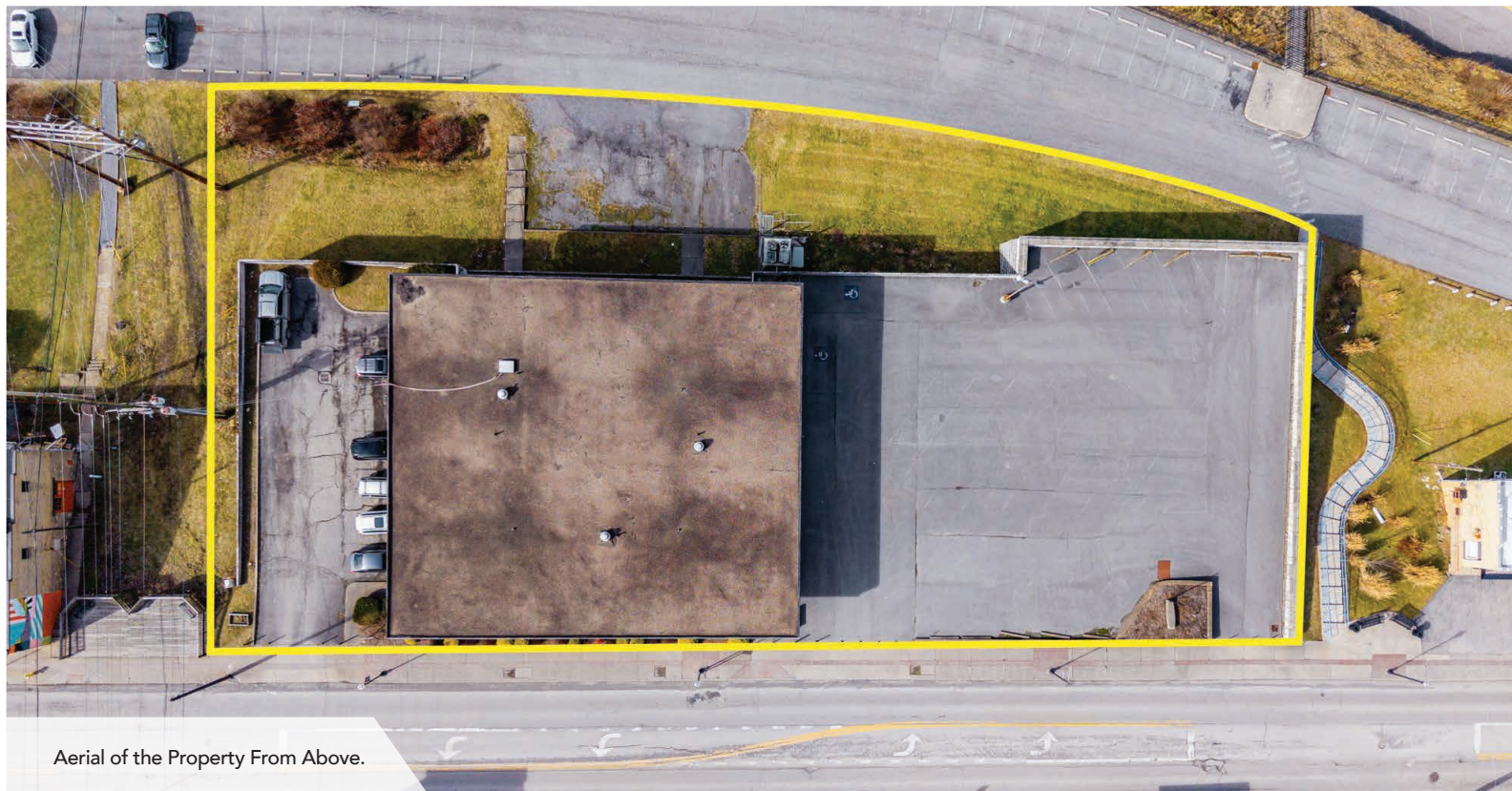
Lower Level.

# AERIAL PHOTOS



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