



FOR SALE
OFFICE BUILDING
MARKETING FLYER



501 LOCUST AVENUE
FAIRMONT, WV 26554



DOWNTOWN FAIRMONT

HIGH LEVEL BRIDGE

3RD STREET

EXXON GAS STATION

10,202 VPD (2025)

501 LOCUST AVENUE

TABLE OF CONTENTS

Property Overview / Specifications Introduction of property and specifications of the building, utilities, access and directions.	02
Location Analysis / Aerial Photo Detailed description and aerial photo of the location and its proximity to surrounding businesses.	04
Demographics / Key Facts Demographics and key facts pertaining to the property within a three, five and ten mile radius.	06
Floor Plans Descriptions, and floor plans of the building.	08
Interior Photos Interior photos of the building.	10
Exterior Photos Exterior photos of the building.	14
Aerial Photos Aerial photos of the property from various heights and angles.	18

304.413.4350
BlackDiamondRealty.net

Drew Paton, Associate / Salesperson
dpaton@blackdiamondrealty.net
M. 304.680.6809



OFFICE BUILDING FOR SALE

501 LOCUST AVENUE FAIRMONT, WV 26554

SALE PRICE / \$1,200,000

SELLER CREDIT / \$200,000

GROSS BUILDING SIZE / 30,000 (+/-) SQ FT

GROSS LOT SIZE / 1.26 ACRES

PROPERTY TYPE / OFFICE

OFF-STREET PARKING / 50 (+/-) SPACES

CITY LIMITS / INSIDE

**PROPERTY HIGHLIGHTS / LARGE PARKING
LOT, AMPLE STORAGE, EXCELLENT ACCESS
AND VISIBILITY, ADDITIONAL LAND**

Spacious 30,000 (+/-) Square foot Building

- Includes 25,000 (+/-) SQFT of former LabCorp office space and 5,000 (+/-) SQFT of open warehouse area.
- Flexible layout ideal for professional offices, institutional use, or creative redevelopment.

Updated and Well-Maintained

- Built in 1972 and renovated in 2002 with solid construction and modernized systems.
- Equipped with both a security system and sprinkler system for safety and reliability.

Two-Story Design with Ample Functionality

- Allows for multi-department or mixed-use layouts.
- Ideal for organizations needing administrative and operational separation.

Convenient Parking and Accessibility

- Features a 50 (+/-) space on-site parking lot with easy access from Locust Avenue.
- Plenty of room for staff, visitors, or congregation members.

Excellent Redevelopment Potential

- Prime opportunity to convert into a church, private school, or community facility.
- Location and layout support a variety of professional or institutional uses.

FOR SALE
OFFICE BUILDING - LOCATED 1.2 MILES OFF I-79, EXIT 136
501 LOCUST AVENUE · FAIRMONT, WV 26554 · 30,000 SQ FT

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

- Total Building Size: 30,000 (+/-) square feet across two buildings
- 25,000 (+/-) square feet former LabCorp building (two floors)
- 5,000 (+/-) square feet open warehouse space
- Lot Size: 1.26 (+/-) acres
- Year Built: 1972
- Year Renovated: 2002
- Three-Phase Electric
- Building Type: Office/Warehouse (2 buildings)

LEGAL DESCRIPTION / ZONING

- Inside city limits of Fairmont
- Parcel 58, Tax Map 27, Fairmont Corp
- Deed Book 1229, Page 27
- Zoning: Commercial

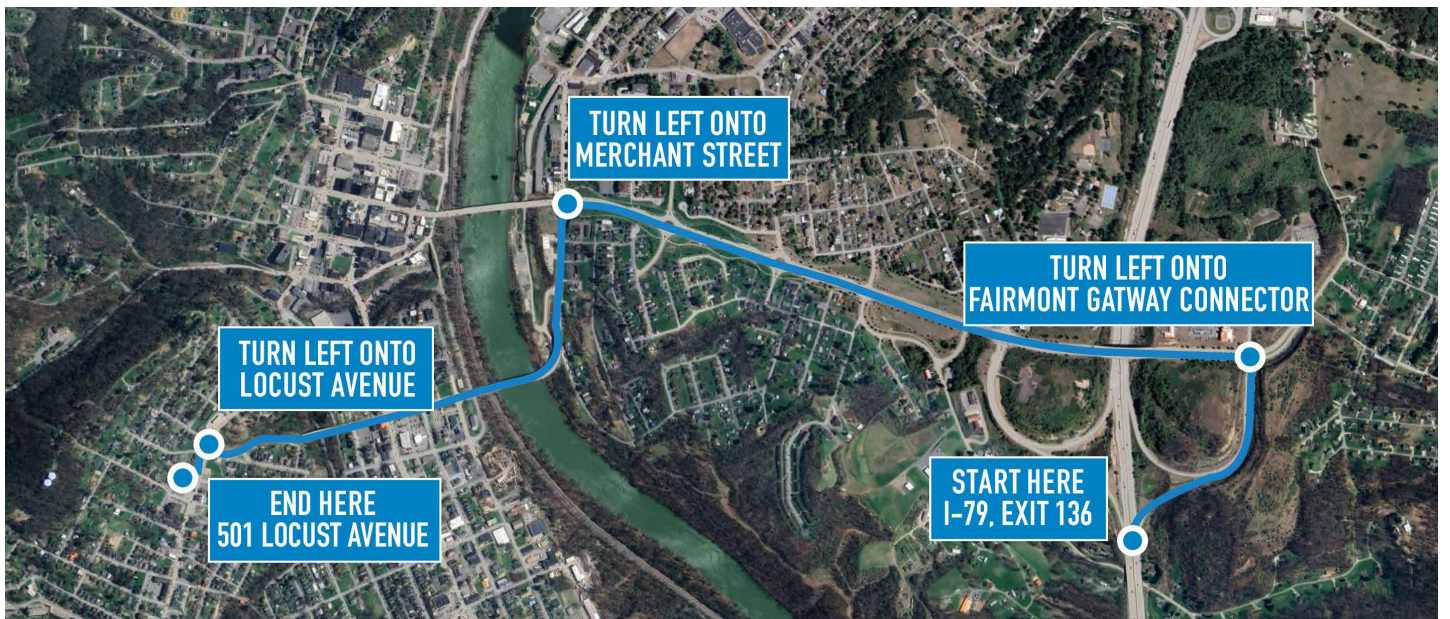
INGRESS / EGRESS / PARKING

- Ingress/egress from Locust Avenue
- 50 parking spaces

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Fairmont
Sewer	City of Fairmont
Trash	Multiple Providers
Cable / Internet	Multiple Providers



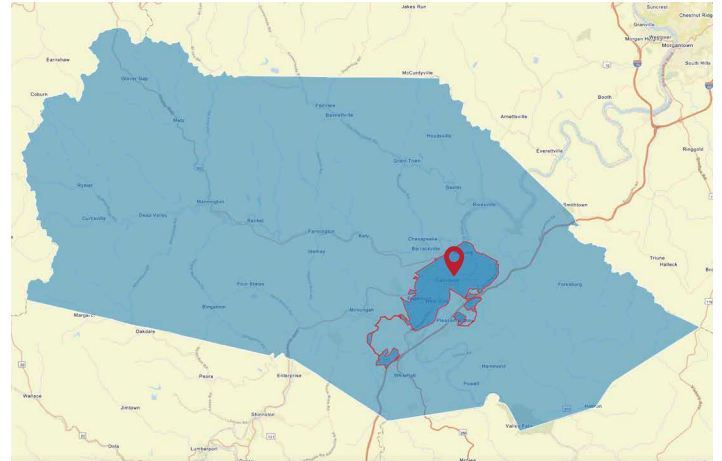
LOCATION ANALYSIS

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.

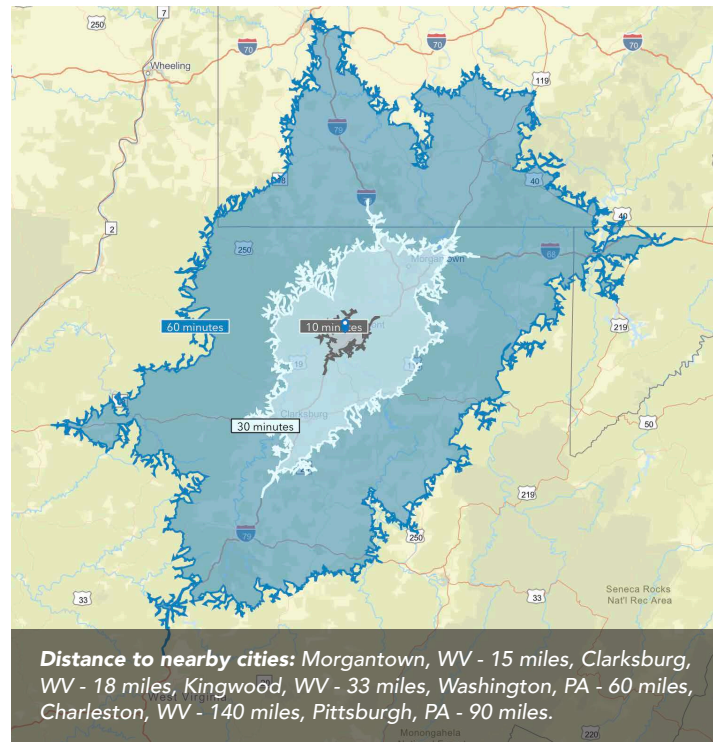
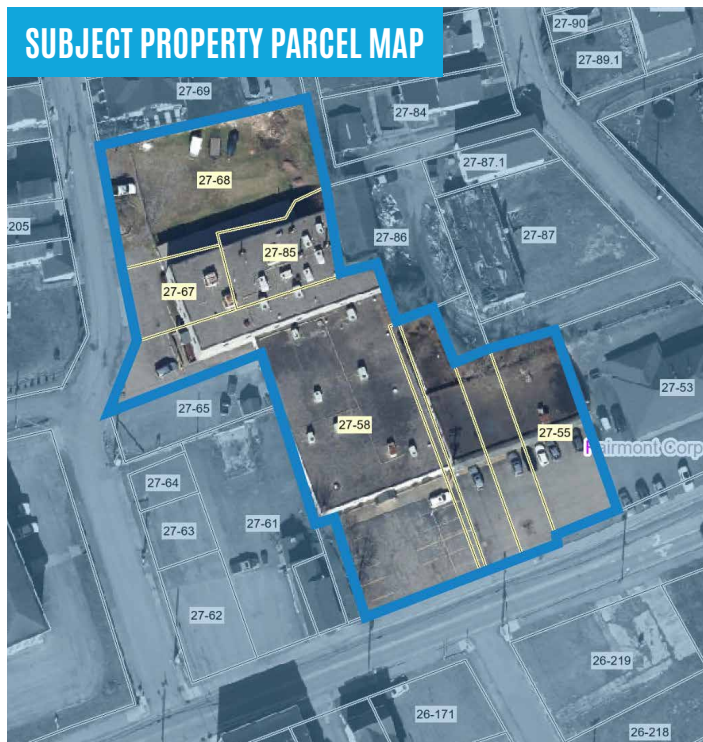
Marion County has a total population of 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

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.



■ Marion County, WV ■ Fairmont City Limits 📍 Subject Location



FOR SALE

OFFICE BUILDING - LOCATED 1.2 MILES OFF I-79, EXIT 136 501 LOCUST AVENUE · FAIRMONT, WV 26554 • 30,000 SQ FT

AERIAL PHOTO



The aerial above highlights several of the most popular surrounding locations. The subject property, 501 Locust Avenue has been referenced with a yellow star. The site is located 2.6 miles off I-79, Exit 136.

Along Locust Avenue there is a daily traffic count of 10,202 vehicles per day (This data is provided by Esri, Esri and Kalibrate Technologies 2025).

- 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

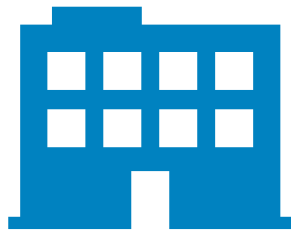
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



26,136

Total Population



960

Businesses



26,420

Daytime Population



\$164,769

Median Home Value



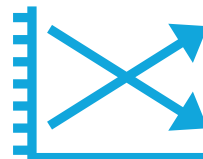
\$33,093

Per Capita Income



\$59,730

Median Household Income



-0.2%

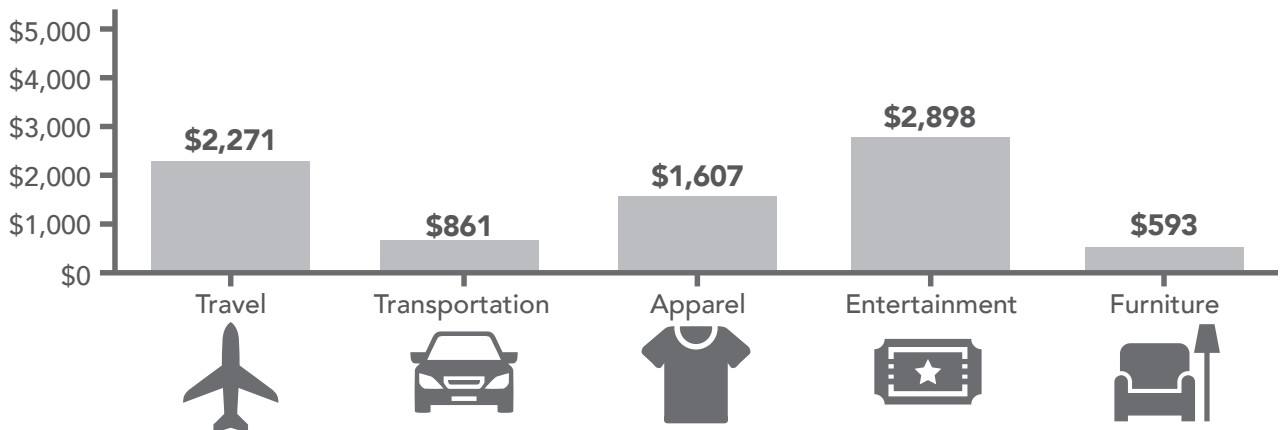
2025-2030 Pop Growth Rate



12,811

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



38,349

Total Population



1,386

Businesses



38,433

Daytime Population



\$172,308

Median Home Value



\$34,377

Per Capita Income



\$62,804

Median Household Income



-0.2%

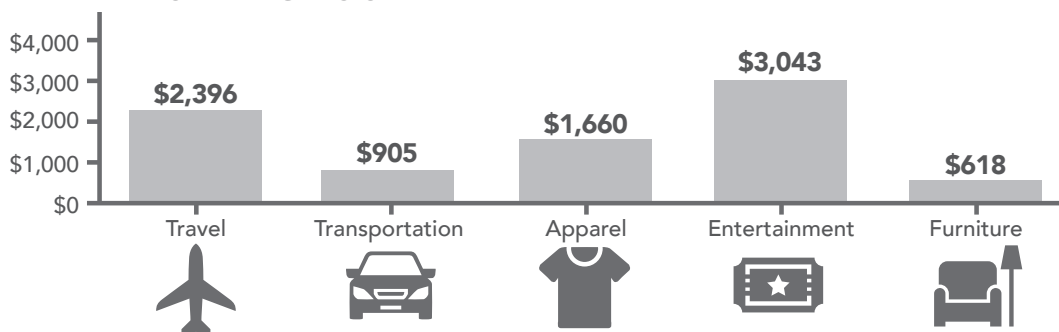
2025-2030 Pop Growth Rate



18,421

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



62,275

Total Population



1,787

Businesses



56,985

Daytime Population



\$181,024

Median Home Value



\$35,893

Per Capita Income



\$66,157

Median Household Income



-0.2%

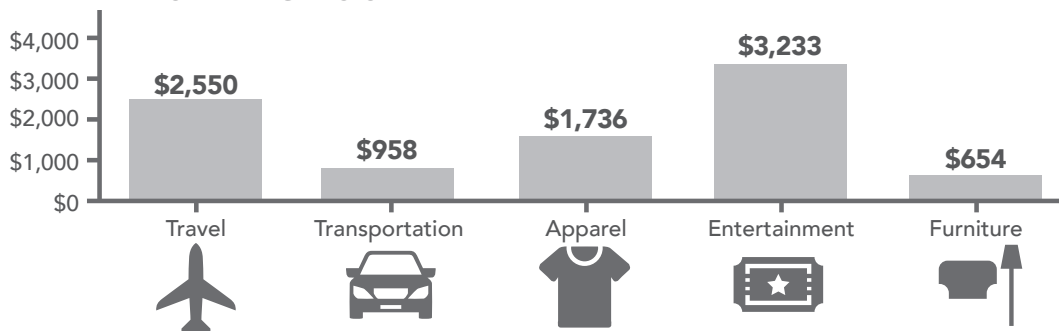
2025-2030 Pop Growth Rate



29,305

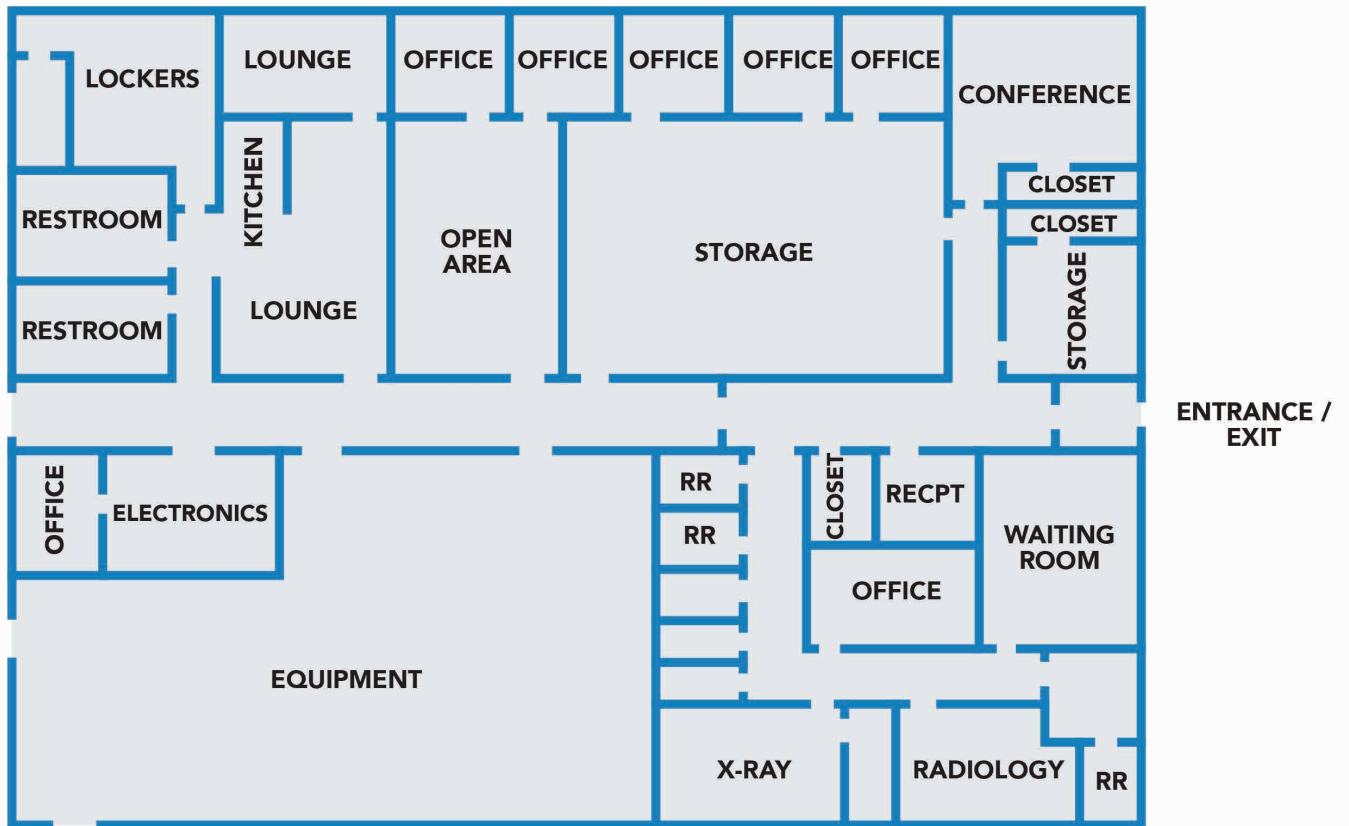
Housing Units (2020)

KEY SPENDING FACTS



FLOOR PLANS

FRONT BUILDING

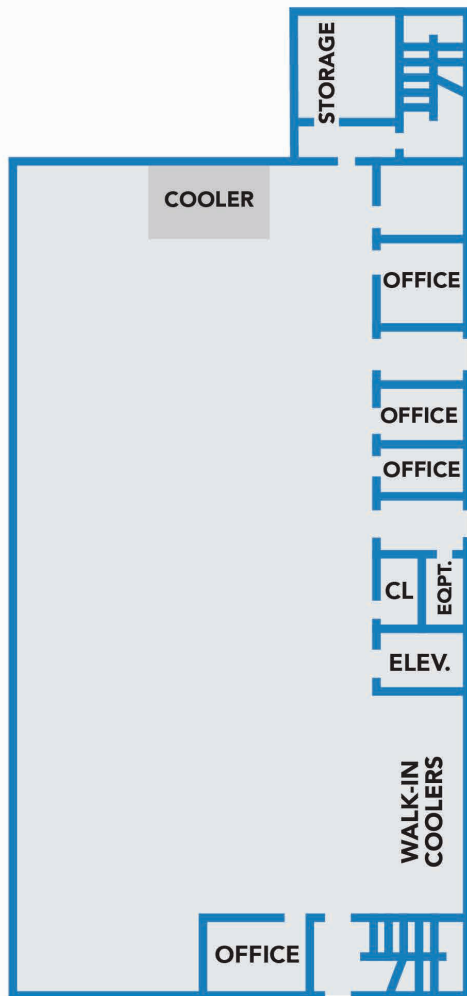


FOR SALE

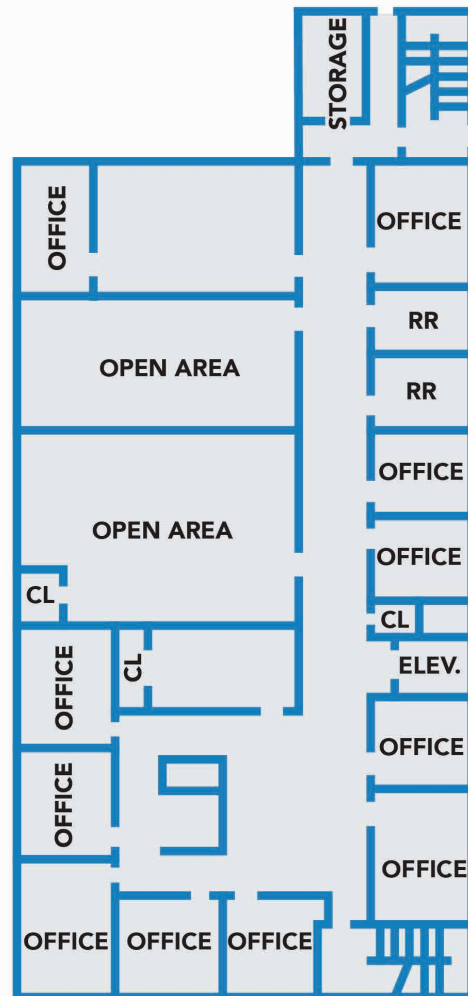
OFFICE BUILDING - LOCATED 1.2 MILES OFF I-79, EXIT 136

501 LOCUST AVENUE · FAIRMONT, WV 26554 · 30,000 SQ FT

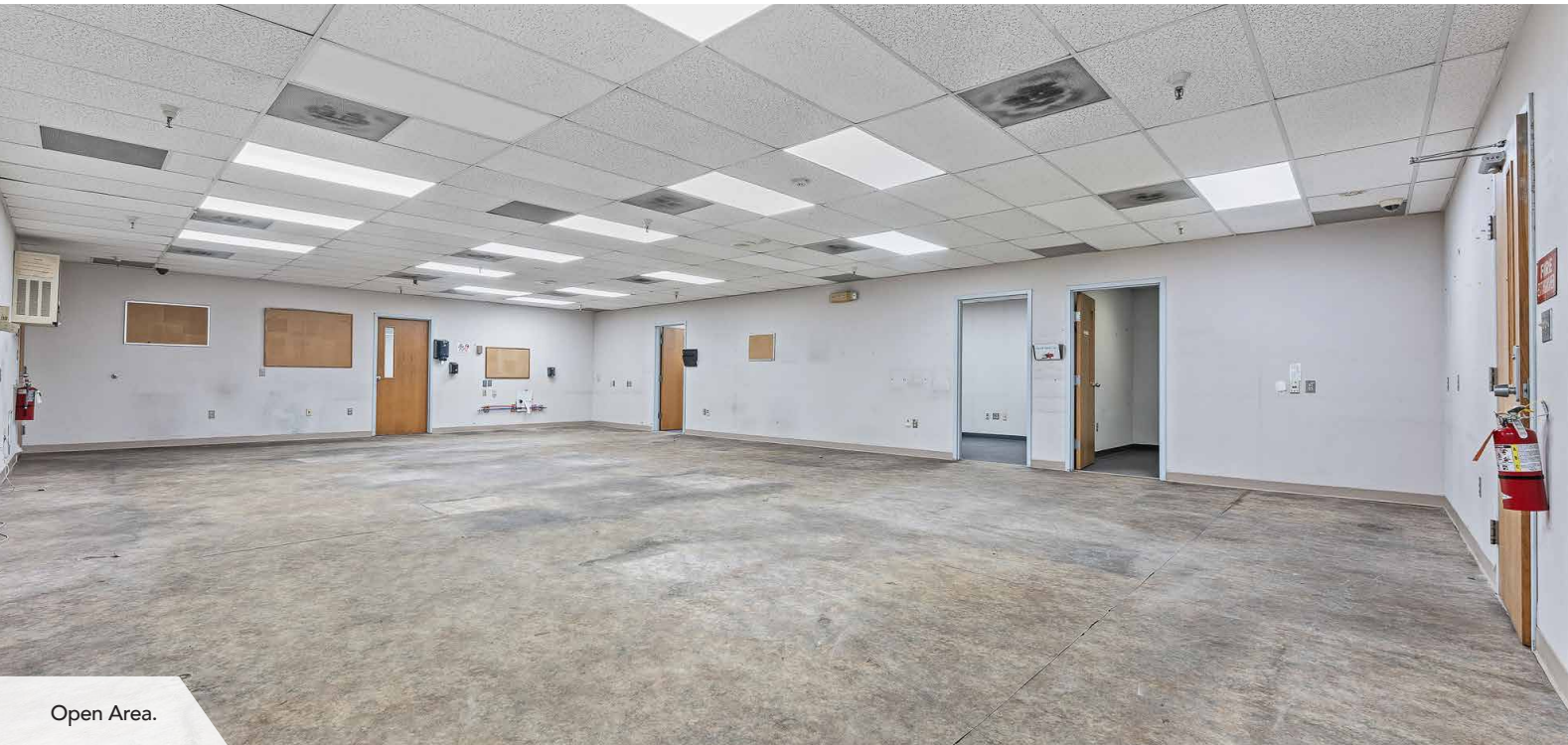
BACK BUILDING FIRST FLOOR



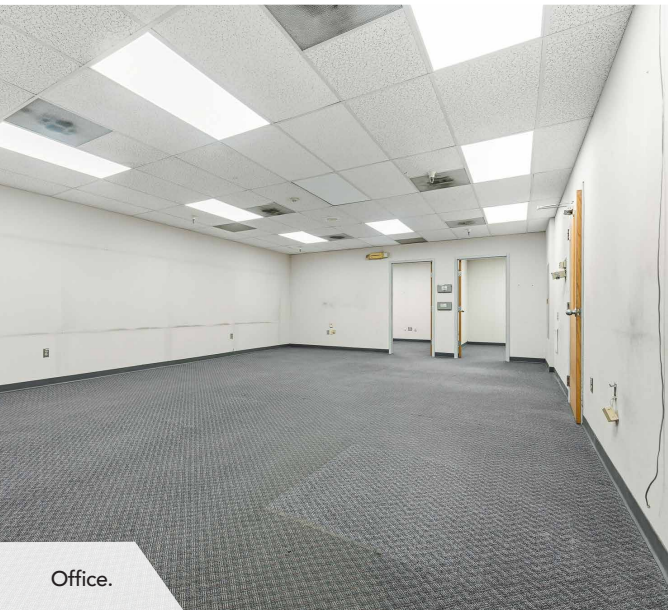
BACK BUILDING SECOND FLOOR



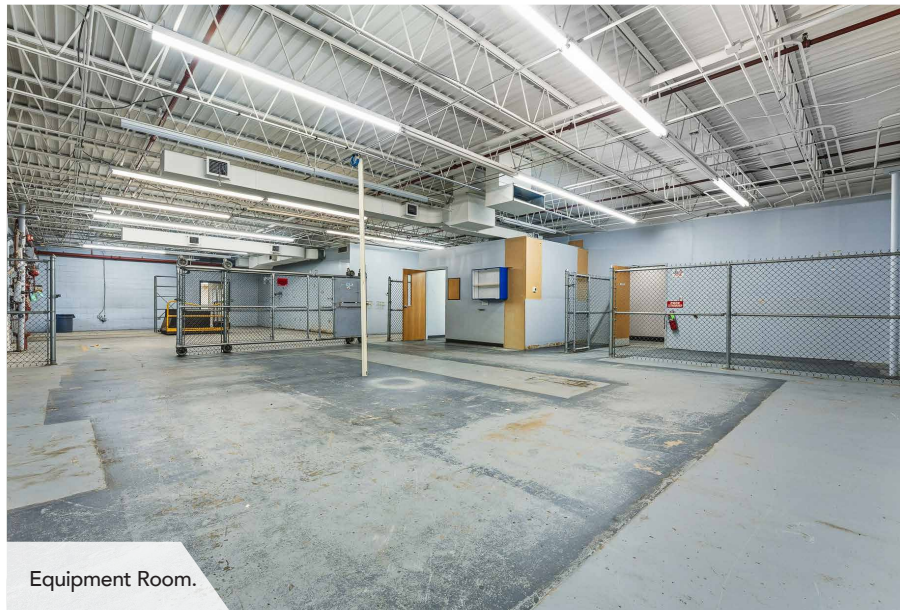
INTERIOR PHOTOS



Open Area.



Office.

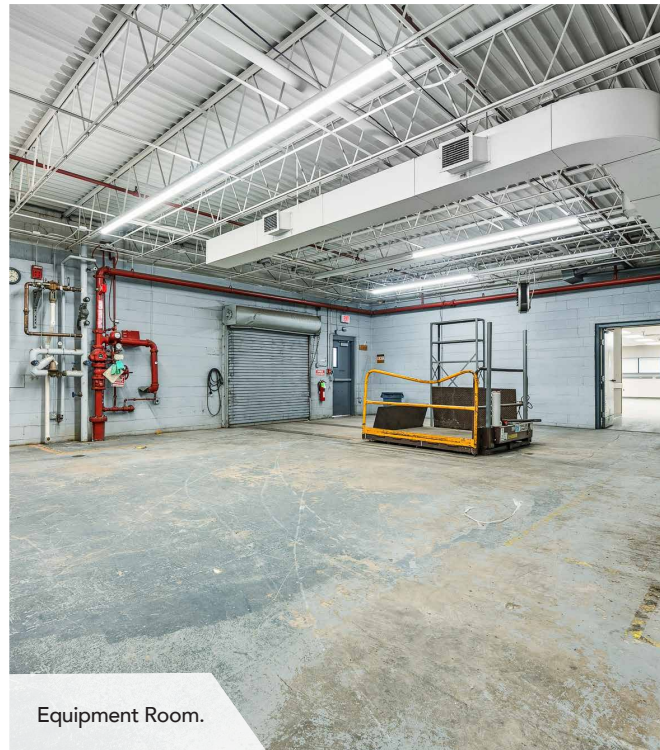


Equipment Room.

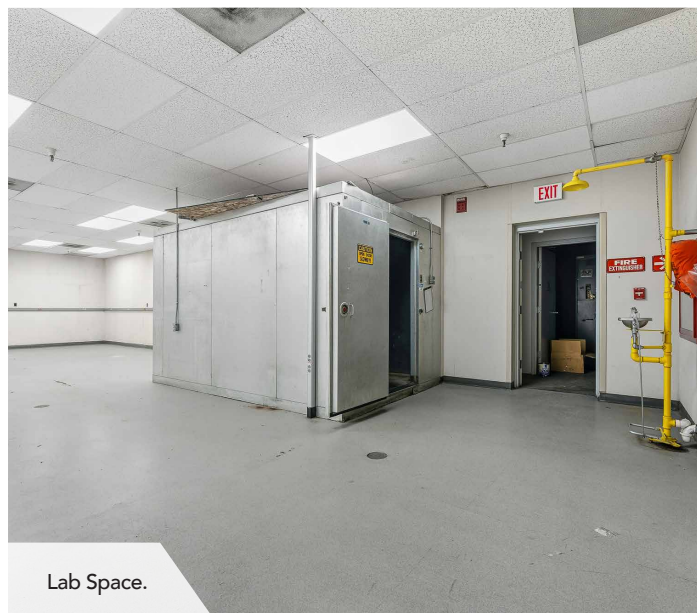
FOR SALE
OFFICE BUILDING - LOCATED 1.2 MILES OFF I-79, EXIT 136
501 LOCUST AVENUE · FAIRMONT, WV 26554 · 30,000 SQ FT



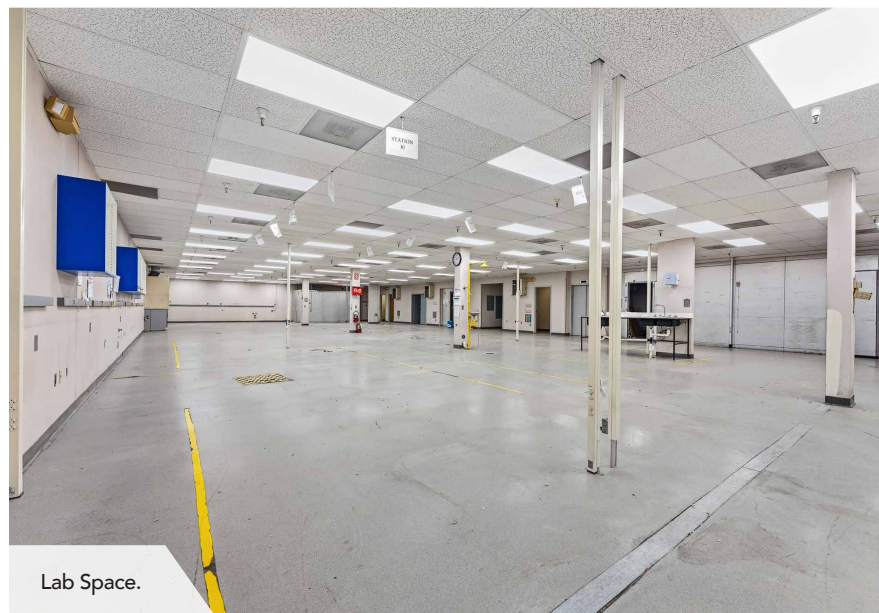
Office.



Equipment Room.

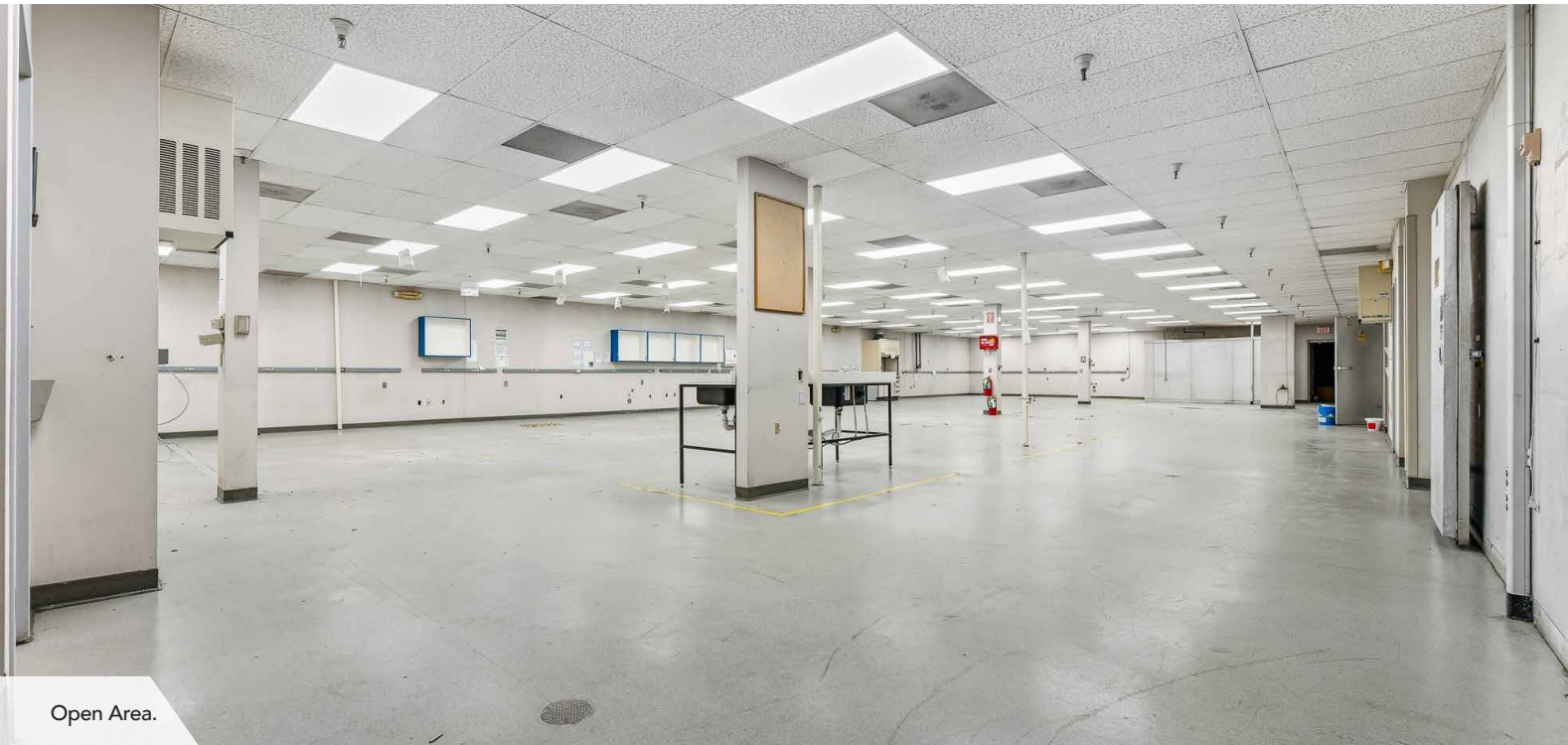


Lab Space.

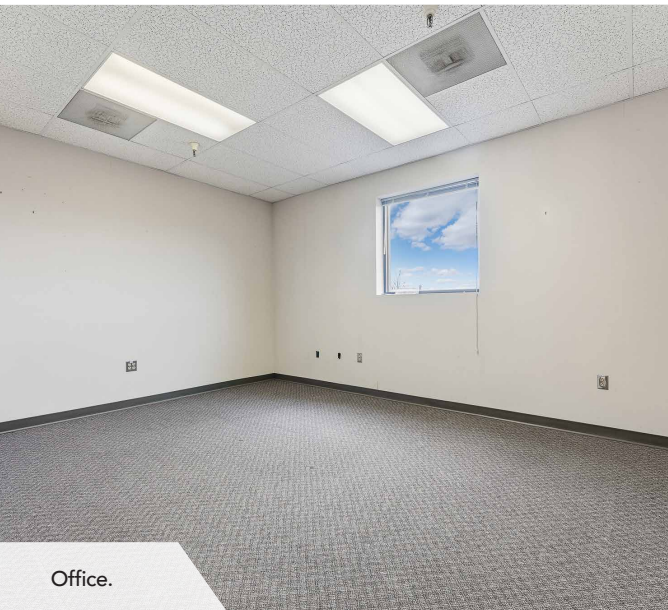


Lab Space.

INTERIOR PHOTOS



Open Area.

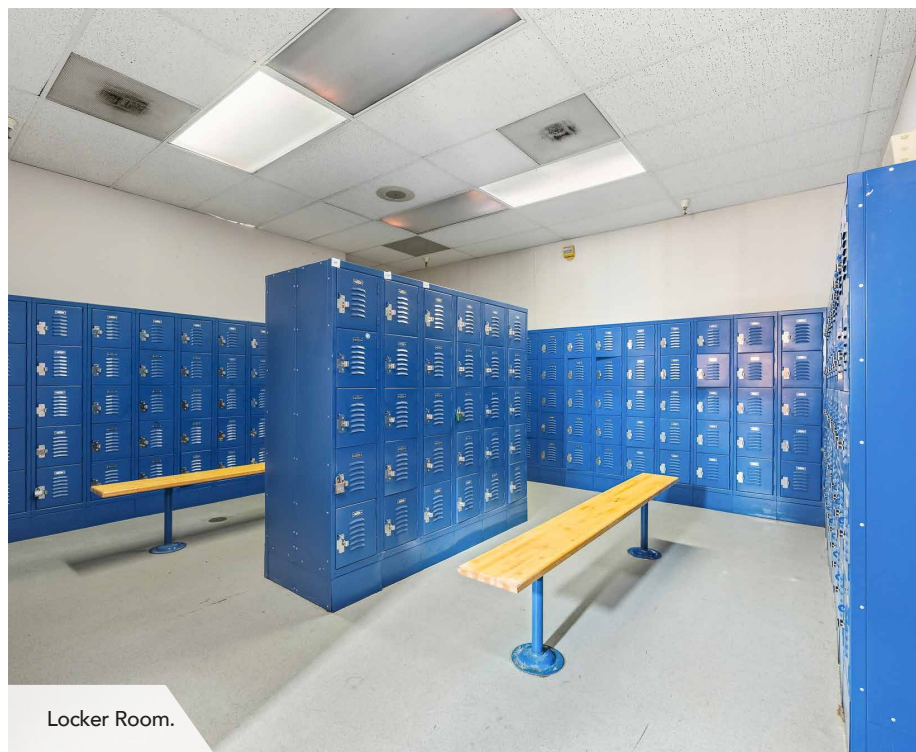


Office.

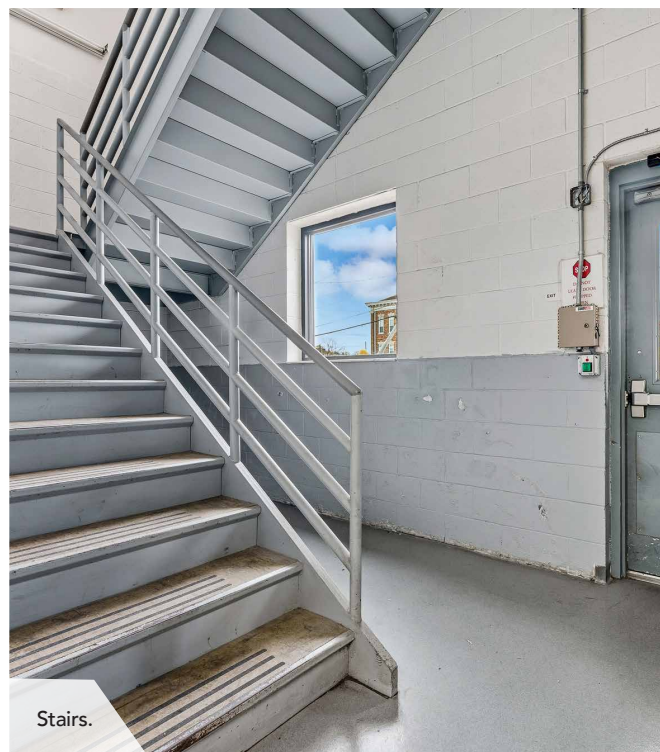


Elevator/Hallway.

FOR SALE
OFFICE BUILDING - LOCATED 1.2 MILES OFF I-79, EXIT 136
501 LOCUST AVENUE · FAIRMONT, WV 26554 · 30,000 SQ FT



Locker Room.



Stairs.



Reception.



Kitchen.

EXTERIOR PHOTOS

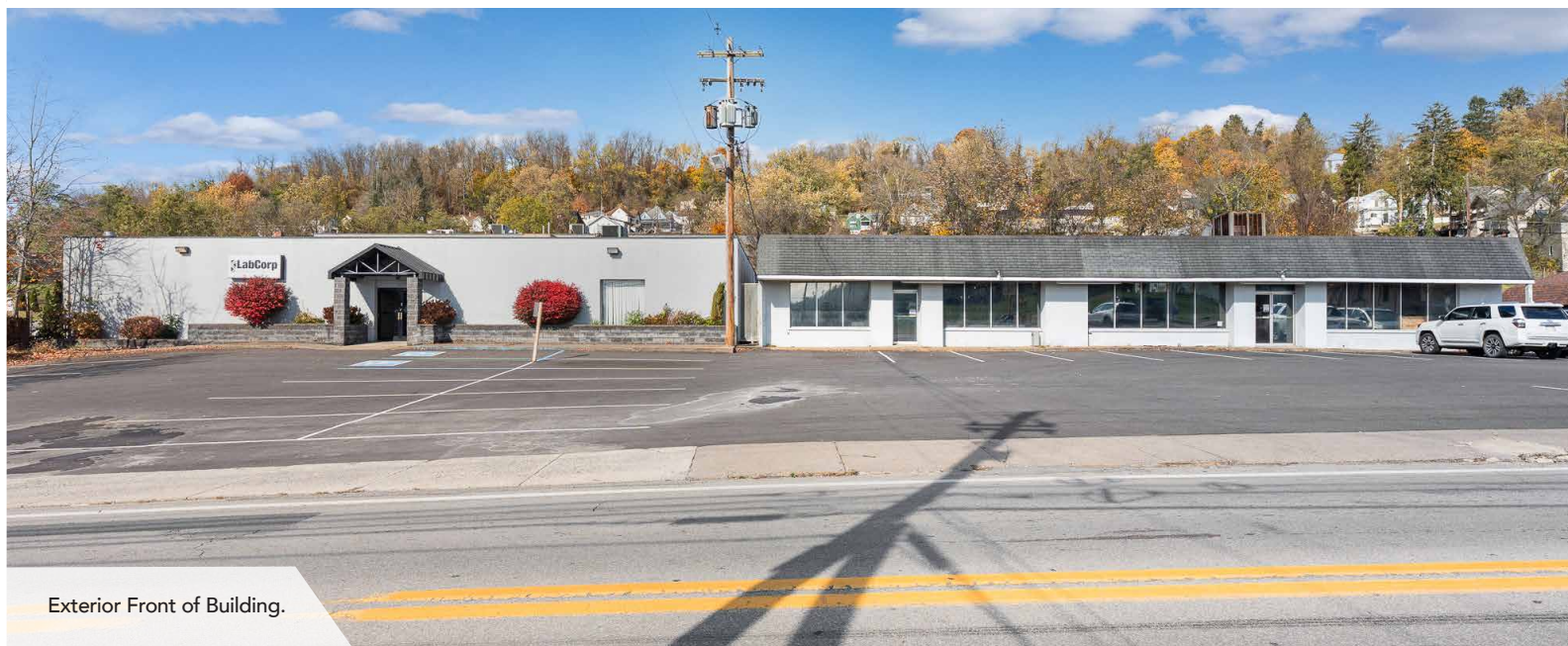


Exterior Side of Building.

FOR SALE
OFFICE BUILDING - LOCATED 1.2 MILES OFF I-79, EXIT 136
501 LOCUST AVENUE · FAIRMONT, WV 26554 · 30,000 SQ FT



Exterior Front of Building.



Exterior Front of Building.

AERIAL PHOTOS



FOR SALE

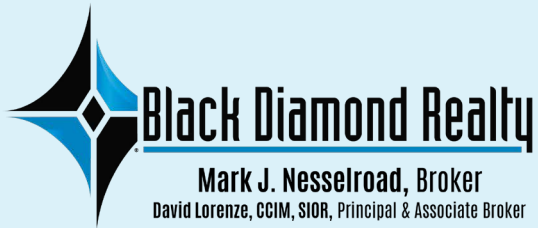
OFFICE BUILDING - LOCATED 1.2 MILES OFF I-79, EXIT 136

501 LOCUST AVENUE · FAIRMONT, WV 26554 · 30,000 SQ FT



Aerial Facing Southeast.

**Boundaries are approximate*



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACTS

Drew Paton, Associate / Salesperson

M. 304.680.6809

cpaton@blackdiamondrealty.net

SECONDARY CONTACT

Caleb Wooldridge, Associate / Salesperson

M. 681.209.6619

cwooldridge@blackdiamondrealty.net