



FOR SALE
MEDICAL OFFICE BUILDING
MARKETING FLYER



1703 LOCUST AVE
FAIRMONT, WV 26554



8,901 VEHICLES PER DAY

DOLLAR GENERAL

BIG LOTS

AULTMANS HARDWARE

O'REILLY AUTO PARTS

WENDY'S

PLANET FITNESS

MARION SQUARE

FOOD LION

JAYENNE ELEMENTARY SCHOOL

EXXON

1703 LOCUST AVE

7,500 VEHICLES PER DAY

PIERPONT CENTER AT FAIRMONT CAMPUS

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MEDICAL OFFICE BUILDING FOR SALE

1703 LOCUST AVE FAIRMONT, WV 26554

SALE PRICE / \$1,200,000

GROSS BUILDING SIZE / 6,636 (+/-) SQ FT

GROSS LOT SIZE / 0.68 (+/-) ACRE

PARKING / 40 (+/-) SPACES

CITY LIMITS / OUTSIDE

ZONING / MARION CORRIDOR COMMERCIAL

PROPERTY TYPE / OFFICE, MEDICAL

**PROPERTY HIGHLIGHTS / LARGE PAVED
PARKING LOT, SIGNAGE, SECURITY
SYSTEM, UPPER LEVEL BONUS SPACE**

Turnkey Medical Office with Expansion Potential

1703 Locust Avenue offers an outstanding opportunity to own a well-maintained 6,636 (+/-) square foot medical office building situated on 0.68 (+/-) acre in Fairmont, WV. Built in 1999 and located just outside the city limits, the property features a functional medical office layout complete with exam and patient rooms, private offices, file rooms, reception and administrative areas, making it ideal for healthcare providers or a variety of professional office users. An additional 236 (+/-) square foot loft provides flexible bonus space for offices, storage, or administrative use, while an installed security system adds convenience and peace of mind.

Positioned along highly traveled Route 19 with approximately 7,500 vehicles passing daily (Esri and Kalibrate Technologies, 2025), the property offers exceptional visibility, prominent signage opportunities, and a large parking lot with approximately 40 parking spaces. Additional land located directly behind the building is also available for future expansion or development, making this a rare opportunity to acquire a well-located medical office property with room to grow.

FOR SALE

MEDICAL OFFICE BUILDING - LOCATED 3.5 MILES FROM I-79, EXIT 136
1703 LOCUST AVE · FAIRMONT, WV 26554 · 6,636 SQ FT · 0.68 ACRE

PROPERTY SPECIFICATIONS

PROPERTY HIGHLIGHTS

- 6,636 (+/-) SQ FT medical office building
- 236 (+/-) SQ FT upper-level loft for additional office or storage space
- Situated on 0.68 (+/-) acre
- Built in 1999
- Functional medical office layout with exam/patient rooms
- Private offices, file rooms, reception, and administrative areas
- Security system installed
- Exceptional visibility along Route 19
- Daily traffic count of approximately 7,500 vehicles (*Esri and Kalibrate Technologies, 2025*)
- Located outside Fairmont city limits

LEGAL DESCRIPTION / ZONING

- Outside the city limits of Fairmont
- Marion County, Fairmont District, Tax Map 59, Parcel 25, Deed Book 942, Pages 994
- Zoning: Main Corridor Commercial

INGRESS / EGRESS / PARKING

- The property offers one points of access via Route 19
- Approximately 40 on-site parking spaces
- Additional land available behind the property for future development or expansion

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

SIGNAGE

- Excellent building signage opportunities with visibility along Route 19



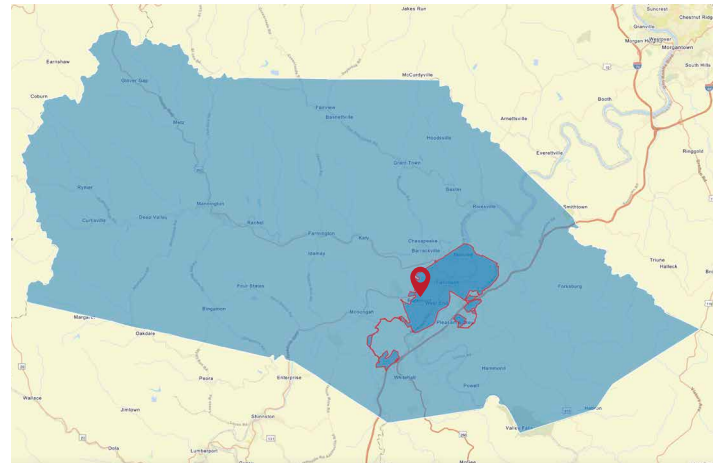
LOCATION ANALYSIS

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.

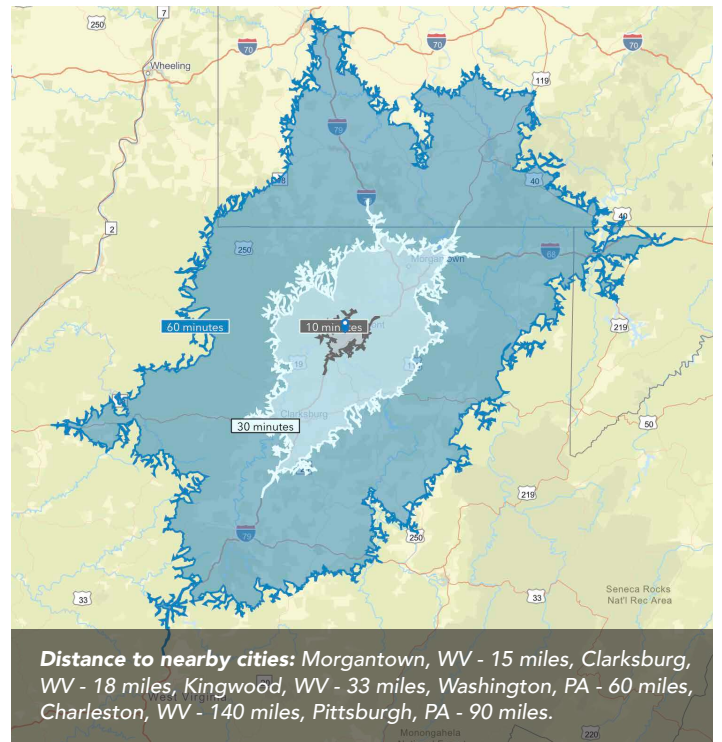
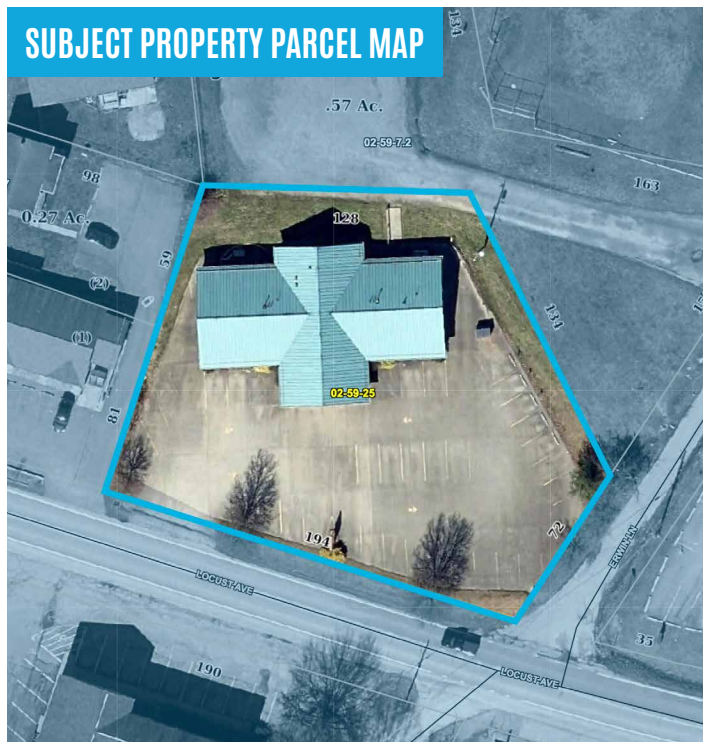
Marion County has a total population of 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

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



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SURROUNDING BUSINESSES



The Google Earth image above highlights several of the most popular surrounding locations. Referenced with a yellow star, 1703 Locust Ave is located approximately 3.5 miles from I-79 (Exit 136).

- ① CVS
- ② Food Lion
- ③ Busy Beaver Home Improvement
- ④ Planet Fitness
- ⑤ O'Reilly Auto Parts
- ⑥ Marion Square
- ⑦ Big Lots, Rent-A-Center
- ⑧ V & W Electrical Sales & Supplies
- ⑨ Dollar General
- ⑩ Country Club Car Wash
- ⑪ North Central WV Head Start

- ⑫ Wendy's
- ⑬ R C Jones Funeral Home
- ⑭ United Mine Workers of America
- ⑮ Jayenne Elementary School
- ⑯ Fiesta Tapatia Mexican Restaurant & Cantina
- ⑰ Tygart Center at Fairmont Campus
- ⑱ Pierpont Center at Fairmont Campus
- ⑲ Wishing Well Senior Living Community at Fairmont
- ⑳ Fairmont Field Golf Course

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



25,647

Total
Population



1,004

Businesses



26,682

Daytime
Population



\$184,244

Median Home
Value



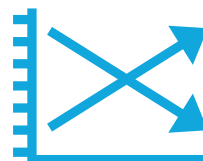
\$33,786

Per Capita
Income



\$63,964

Median Household
Income



-0.2%

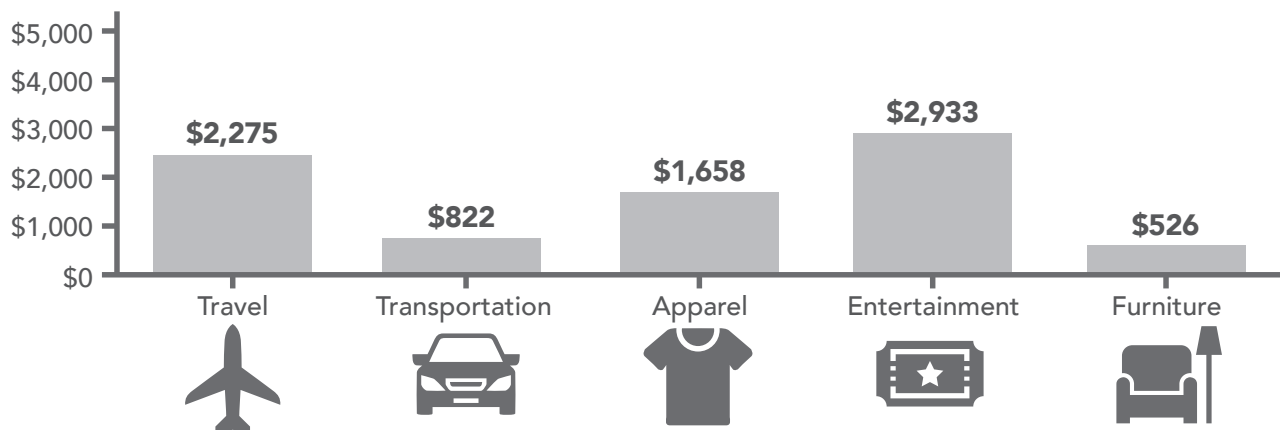
2026-2031
Pop Growth Rate



12,456

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 2026, 2031. Spending facts are average annual dollar per household.

5 MILE RADIUS



38,649

Total
Population



1,472

Businesses



38,784

Daytime
Population



\$178,201

Median Home
Value



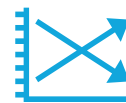
\$35,272

Per Capita
Income



\$66,635

Median
Household
Income



-0.2%

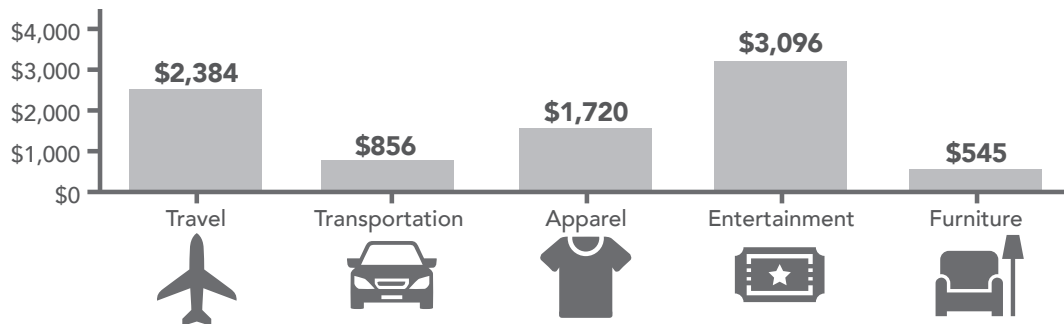
2026-2031
Pop Growth
Rate



18,587

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



64,235

Total
Population



1,925

Businesses



57,526

Daytime
Population



\$186,544

Median Home
Value



\$36,042

Per Capita
Income



\$69,081

Median
Household
Income



-0.3%

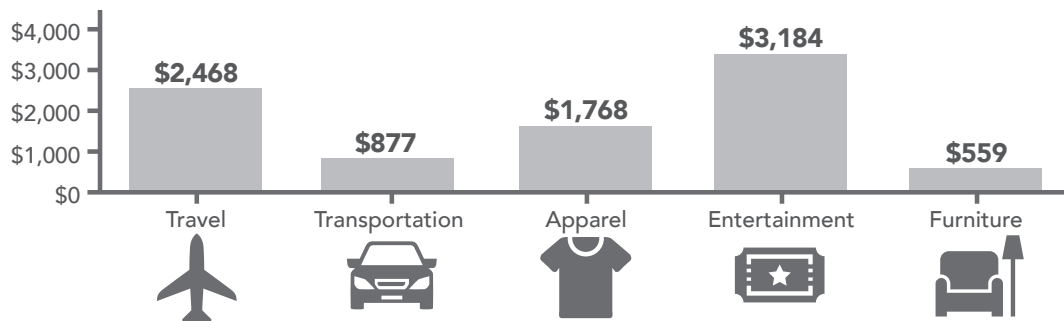
2026-2031
Pop Growth
Rate



30,388

Housing Units
(2020)

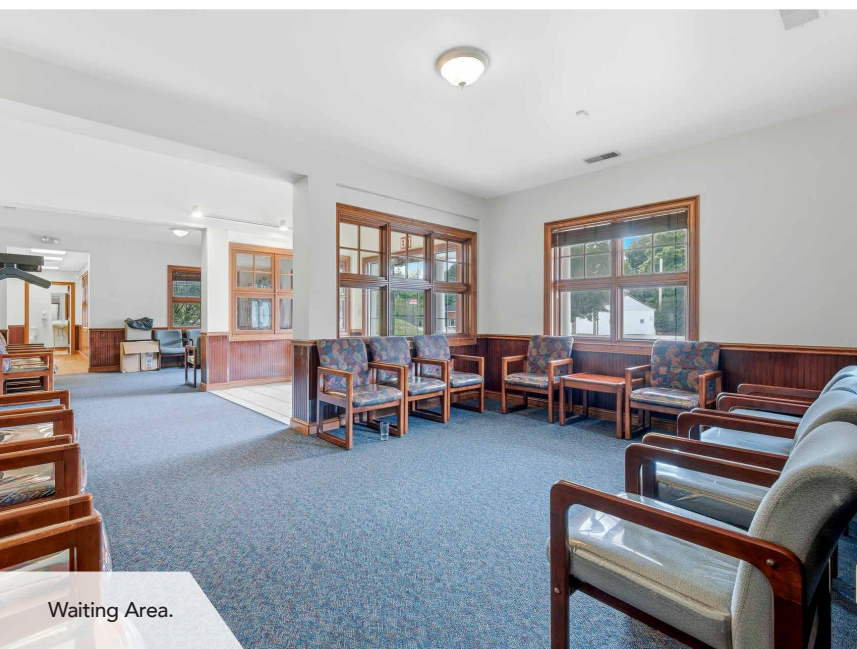
KEY SPENDING FACTS



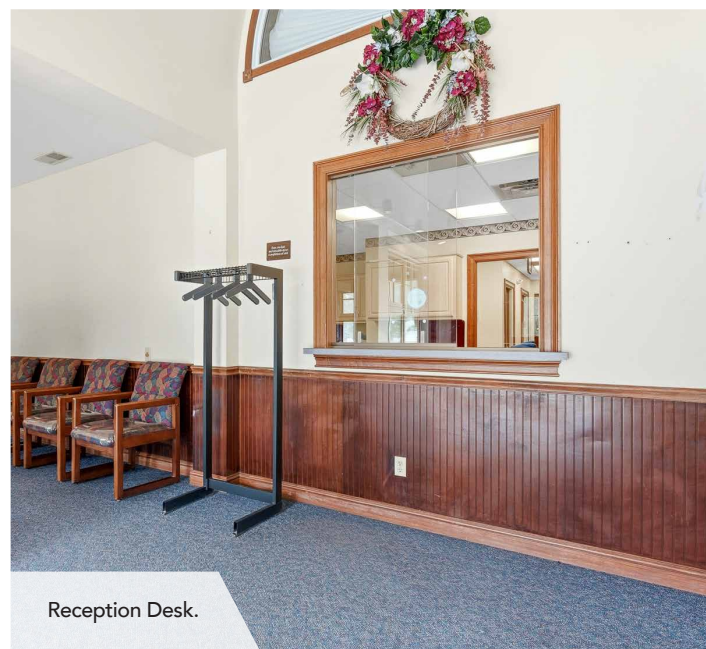
INTERIOR PHOTOS



Main Entrance, Waiting Area.



Waiting Area.

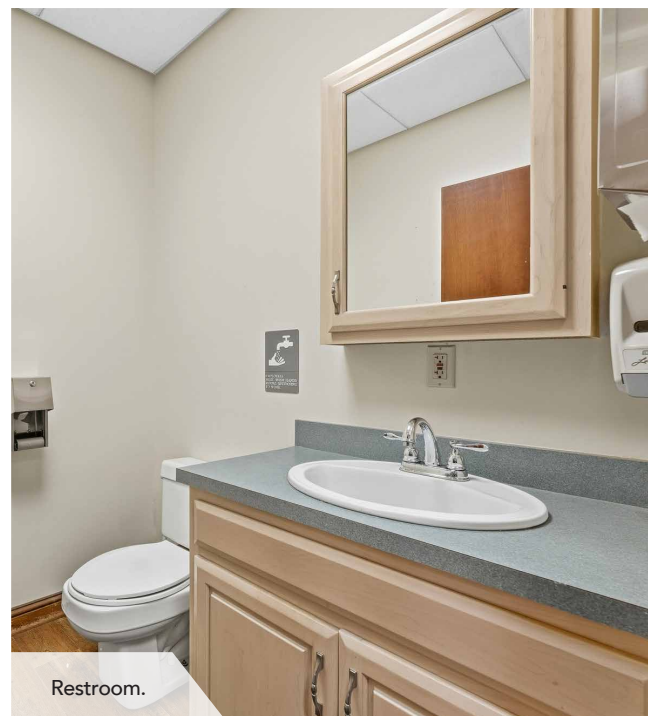


Reception Desk.

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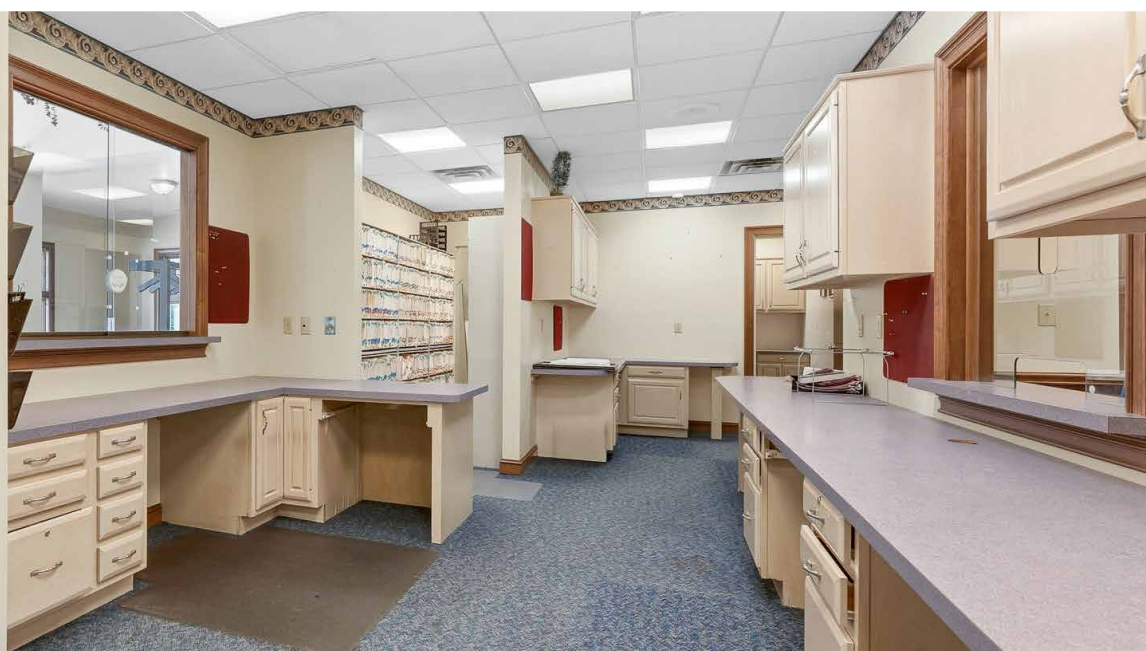
Reception Office.



Restroom.



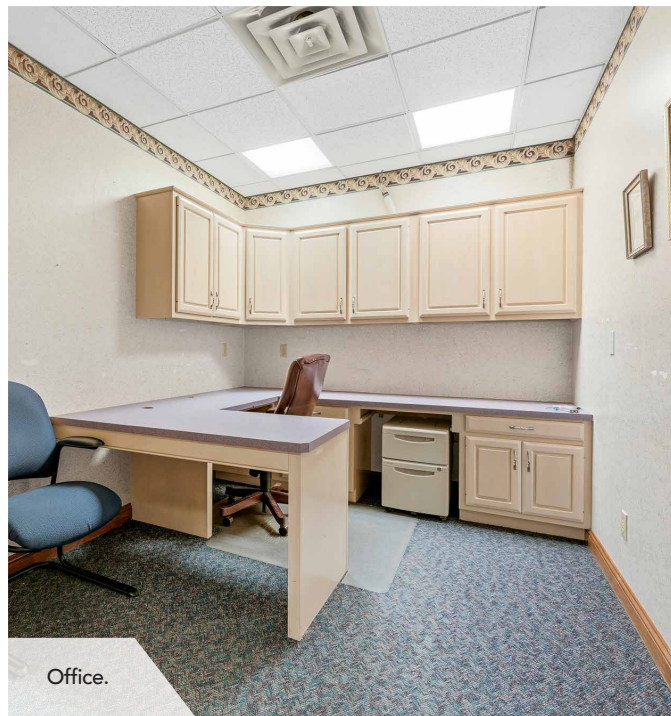
Reception Office.



INTERIOR PHOTOS



Storage.

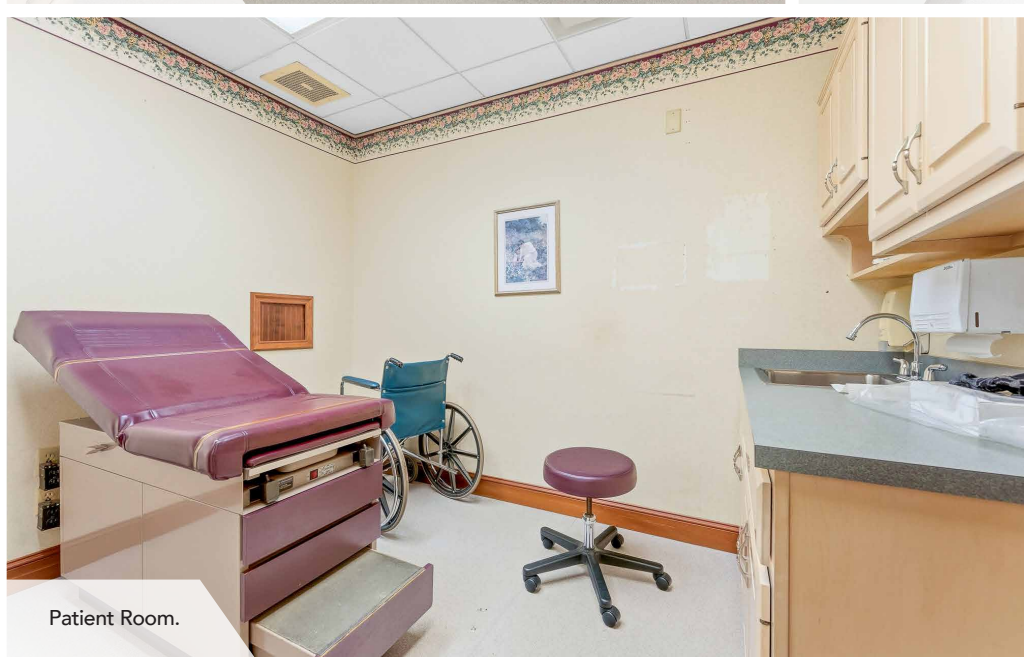
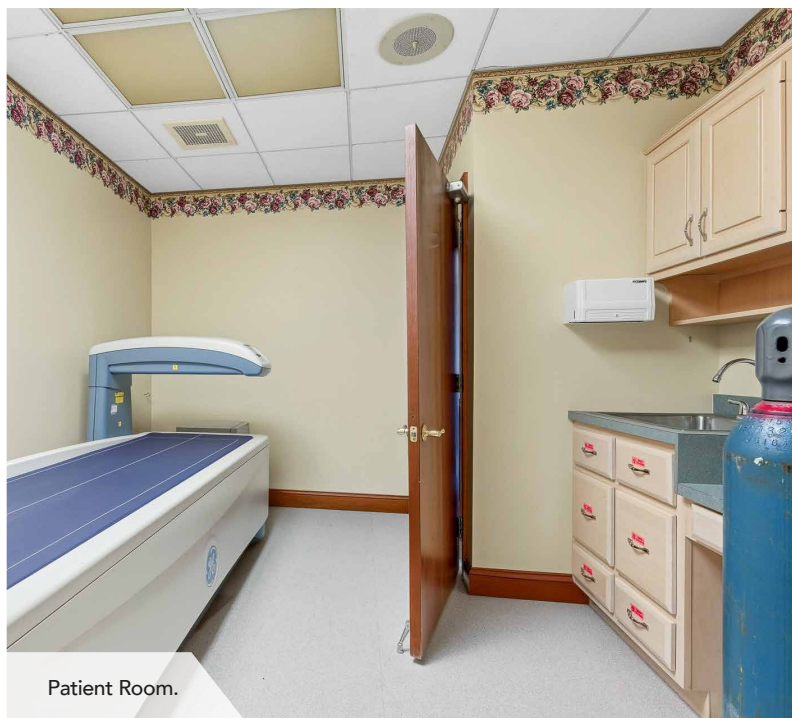


Office.

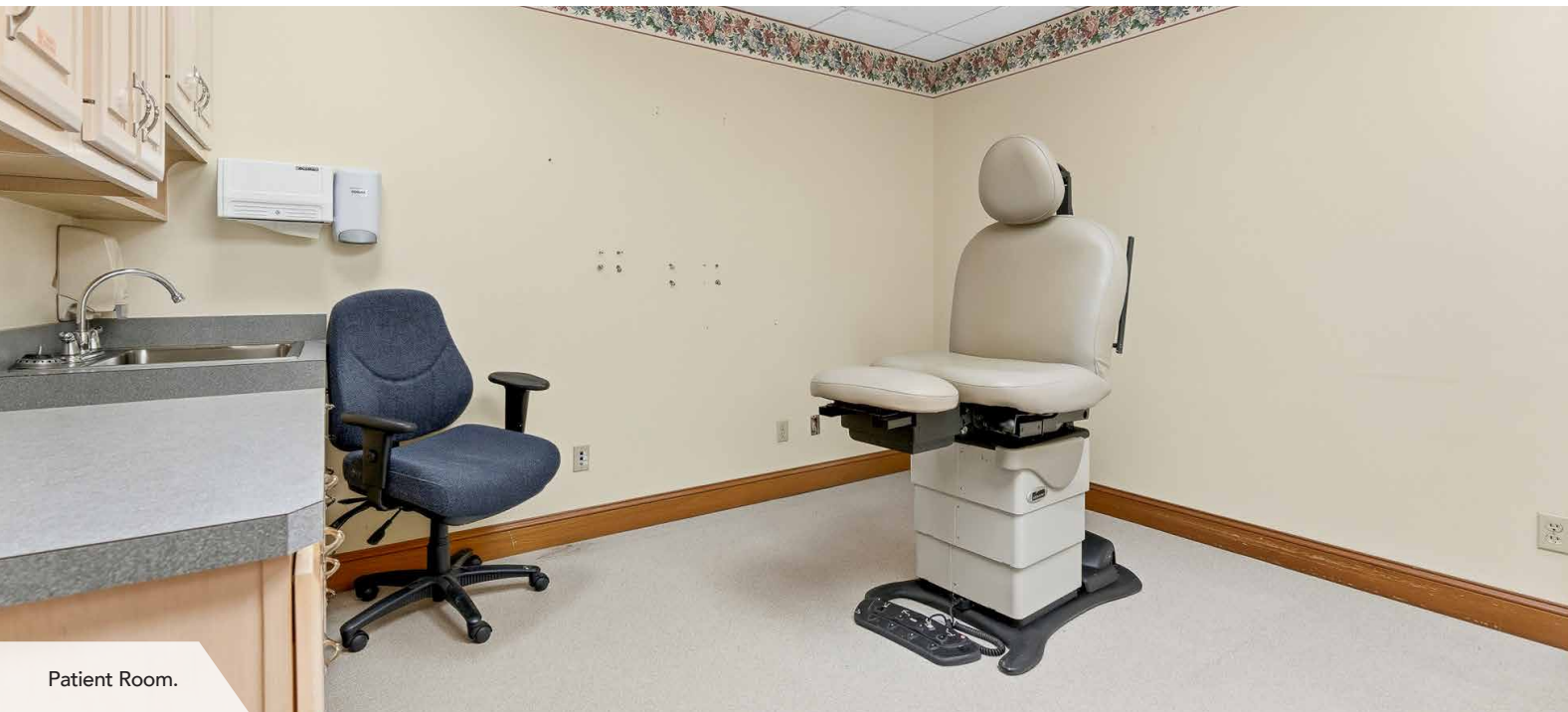


Reception Office.

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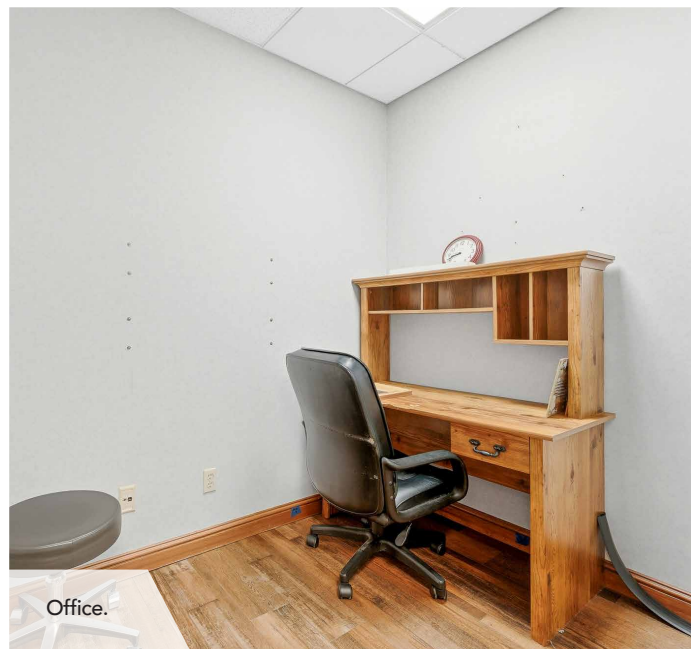
INTERIOR PHOTOS



Patient Room.

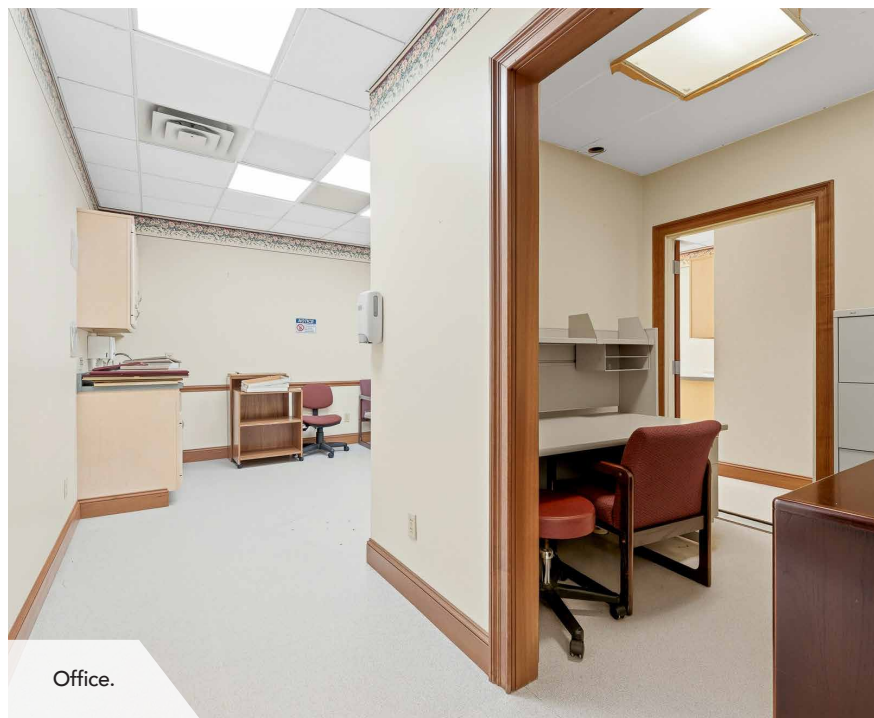


Office.

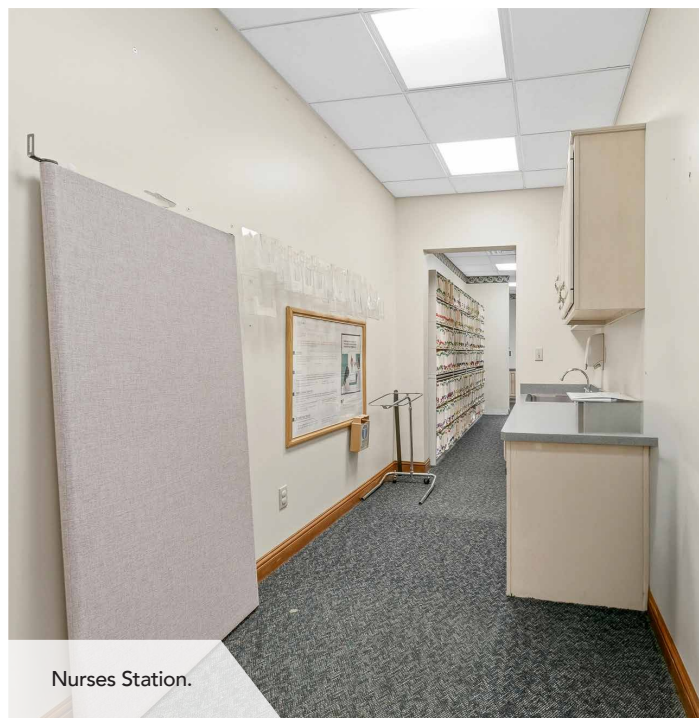


Office.

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Office.



Nurses Station.



Upper Level Bonus Area.

EXTERIOR PHOTOS



Front of the Building.



Front of the Building.

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Back of the Building.



Back of the Building.



Parking Lot.

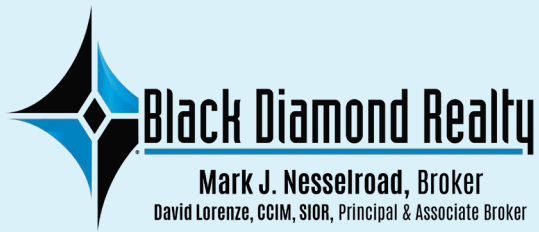
AERIAL PHOTOS



Aerial Facing East Towards Downtown Fairmont.

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