

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

Westmoreland Apartments

1607 Bigley Ave, Charleston, WV 25302

Exclusively Represented By:

Megan Callaghan Bailey

Broker of Record

304 549 7138

mbailey@bhhspro.com

MULTIFAMILY SPACE FOR SALE

Westmoreland Apartments

1607 Bigley Ave, Charleston, WV 25302

FOR SALE

Executive Summary



Offering Summary

Price	\$4,250,000
# of Units	55
NOI	\$300,000.00
Site Size	1.03 Acres

Property Overview

Exceptional multi-family investment opportunity in Charleston featuring a 55-unit garden-style apartment complex along with 7 single-family homes. This diverse portfolio offers strong in-place income with a healthy NOI. The property provides a unique blend of unit types, appealing to a wide tenant base and helping reduce vacancy risk. The garden-style apartments offer efficient layouts and consistent rental demand, while the single-family homes add flexibility and additional income streams. Well-positioned within the Charleston market, this asset presents an excellent opportunity for investors seeking stable cash flow with upside potential through rent optimization and operational efficiencies.

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Unit Mix Summary

Unit Type	Beds	Baths	Count	% Of Total
Studio	-	1	23	41.80%
1 Bed	1	1	25	45.50%
2 Bed	2	1	7	12.70%
Totals/Averages			55	100%

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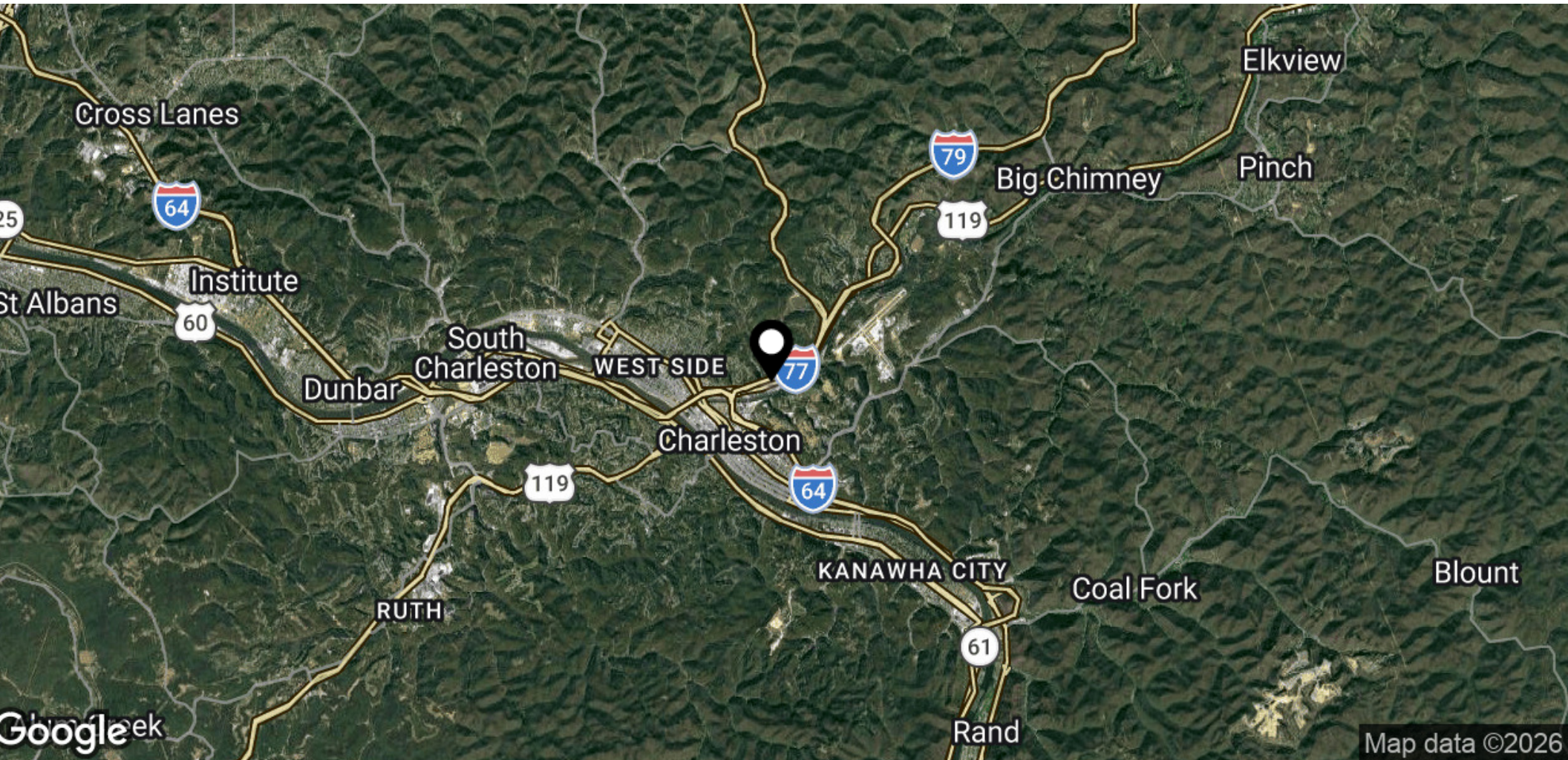
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Location Map



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Additional Photos



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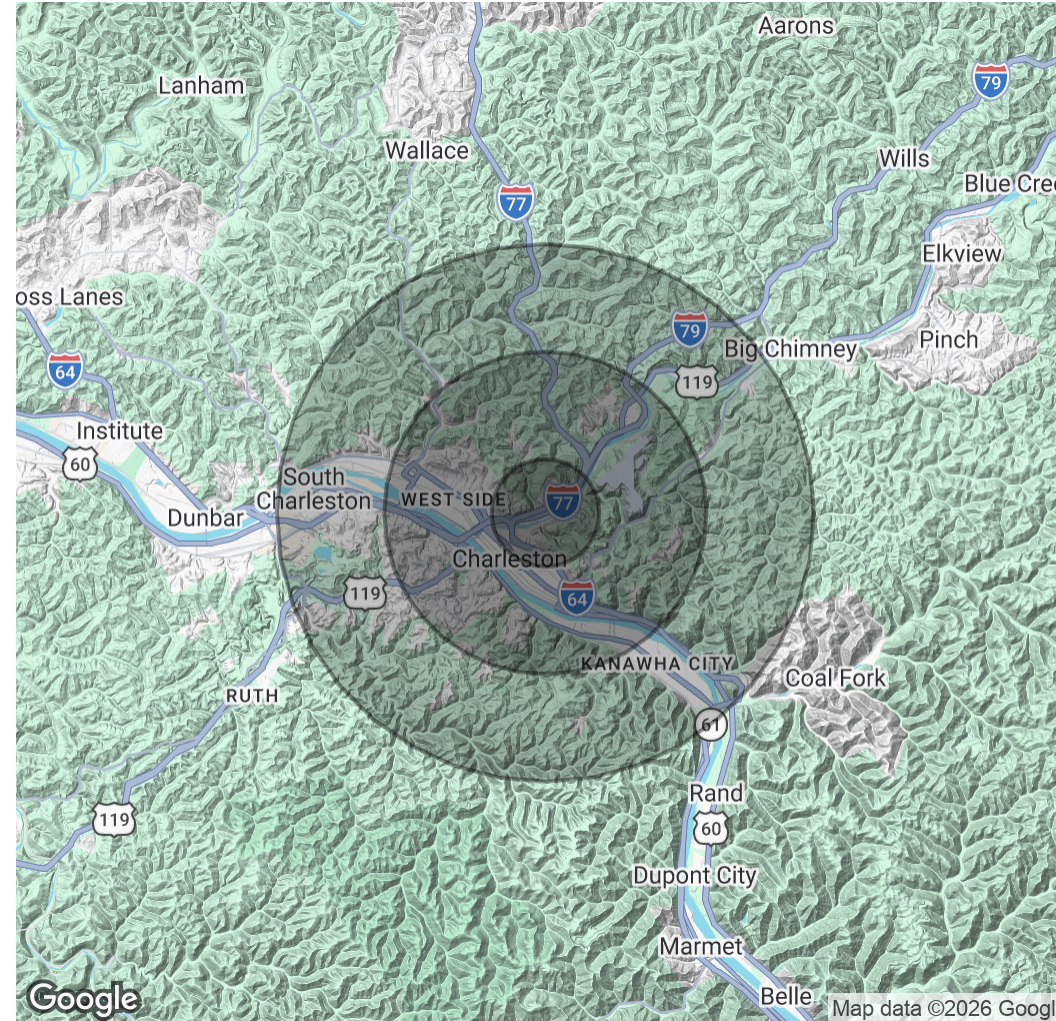
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	4,134	36,156	61,605
Average Age	46.4	42.8	42.8
Average Age (Male)	43.2	41.3	41.2
Average Age (Female)	48.3	43.6	43.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,012	16,538	27,492
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$62,961	\$87,503	\$97,564
Average House Value	\$128,163	\$199,428	\$208,732

2023 American Community Survey (ACS)



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