



FOR SALE
SPECIALTY /
OPERATING BUSINESS
MARKETING FLYER



801 EAST PARK AVENUE
FAIRMONT, WV 26554

INTERSTATE
79

EXIT 136

FAIRMONT GATEWAY CONNECTOR

DOWNTOWN FAIRMONT

INTERSTATE
79

EXIT 137

◆ **801 EAST PARK AVENUE**

SPEEDWAY BUSINESS PARK

INTERSTATE
79

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SPECIAL USE BUILDING FOR SALE

801 EAST PARK AVENUE FAIRMONT, WV 26554

SALE PRICE / \$900,000

TOTAL AVAILABLE SPACE / 12,000 SQ FT

GROSS LOT SIZE / 0.70 ACRE

PROPERTY TYPE / SPECIAL USE

PARKING / 40 SPACES

ZONING / NEIGHBORHOOD MIXED USE

**PROPERTY FEATURES / OPERATING
BUSINESS, QUICK INTERSTATE ACCESS,
LARGE OFF-STREET PARKING LOT, OFFICE
SPACE, COMMERCIAL KITCHEN**

Turnkey Wedding & Event Venue Opportunity in Prime Location

- 12,000 (+/-) square foot special-use building situated on 0.70 (+/-) acre
- Currently operating as the Crystalline Events wedding and event venue
- Large ceremony and reception hall with abundant natural light
- Fully equipped commercial kitchen
- Multiple private offices/suites and expansive lower-level event or storage space
- Excellent visibility and frontage along East Park Avenue
- Approximately 10,616 vehicles per day (*Esri & Kalibrate Technologies, 2025*)
- Conveniently located just 0.6 mile from I-79, Exit 137
- Positioned in a growing commercial corridor surrounded by service-oriented and light industrial businesses
- Furniture, equipment, décor, contents, and the Crystalline Events business available for purchase separately

FOR SALE

SPECIAL USE BUILDING - LOCATED 0.6 MILE FROM I-79, EXIT 137
801 EAST PARK AVENUE · FAIRMONT, WV 26554 · 12,000 (+/-) SQUARE FEET

PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

- Located within Fairmont city limits
- Parcel 107 and 129, Tax Map 4, Union City District
- Deed Book 1174, Page 29
- Located within the city limits of Fairmont, this property is zoned Neighborhood Mixed Use

INGRESS / EGRESS / PARKING

Located along East Park Avenue in Fairmont, WV, this property offers excellent accessibility and convenience for users and visitors. The site features a large rear parking lot with approximately 40+ lined parking spaces, providing ample on-site parking. See directions from I-79, Exit 137 below.

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	Smallwood Sanitation
Cable / Internet	Spectrum



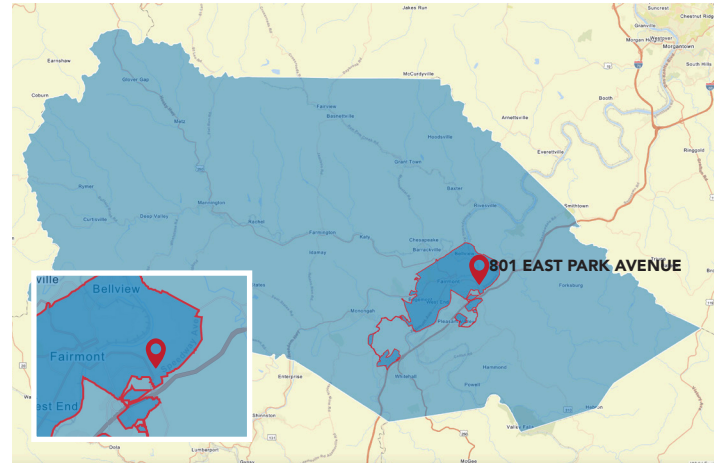
LOCATION TREND ANALYSIS

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.

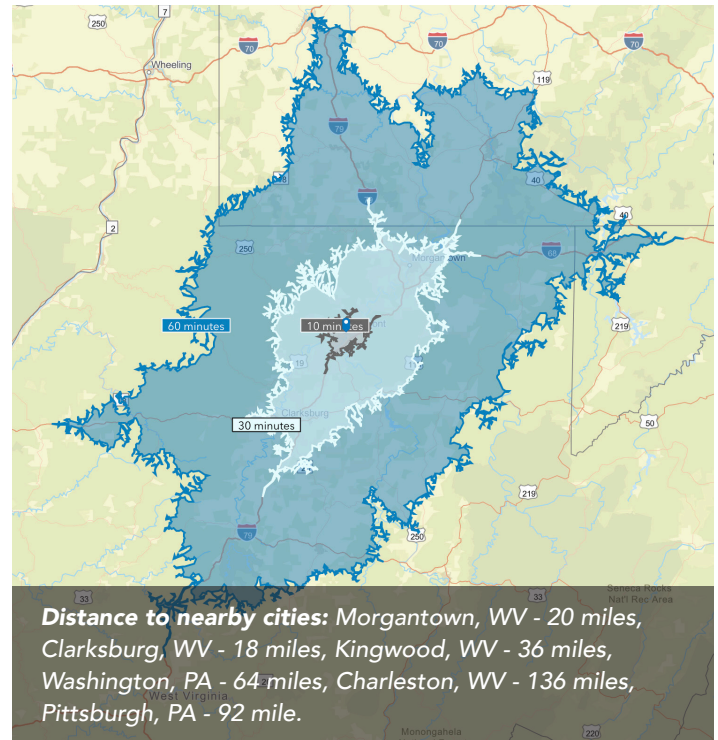
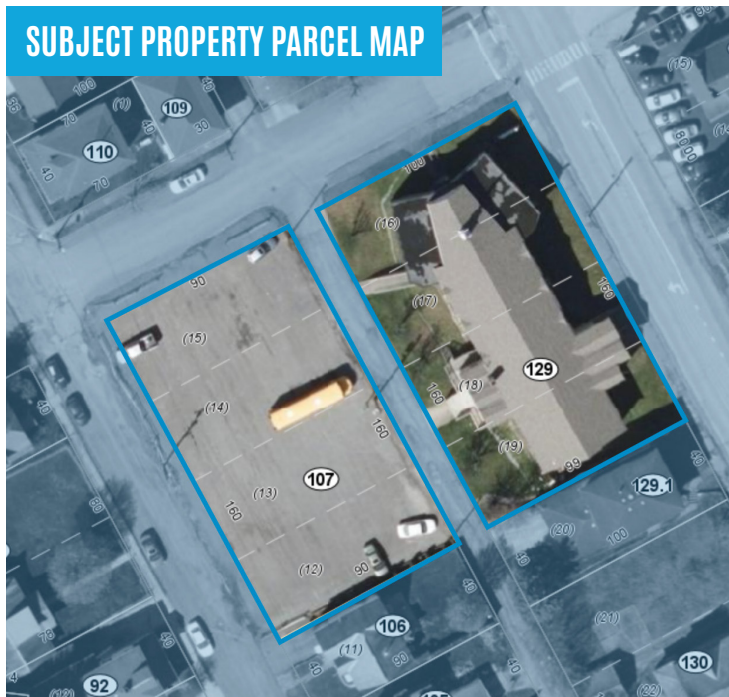
Marion County has a total population of 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

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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AERIAL PHOTO



The aerial above highlights several of the most popular surrounding locations. The subject property, 801 East Park Avenue has been reference with a yellow star.

- | | | |
|------------------------------|---|----------------------------------|
| ① Dairy Creme Corner | ⑫ Speedway Market | ⑫ U-Pack |
| ② Shell Gas Station | ⑬ Clarion Inn | ⑬ GCR Tires & Service |
| ③ Castle | ⑭ D&M Welding | ⑭ Equipment Transport |
| ④ Wendy's | ⑮ Lynch Hydr Manufacturing | ⑮ Northern Mountain State Metals |
| ⑤ Subway | ⑯ Coal Country Miniature Golf | ⑯ Novelis |
| ⑥ RPM Motors | ⑰ Family Dollar | ⑰ The UPS Store |
| ⑦ BcBank | ⑱ Advance Auto Parts | ⑱ East Park Elementary School |
| ⑧ McDonald's | ⑲ Domino's Pizza | |
| ⑨ East Fairmont Price Cutter | ⑳ Country Roads Physical Therapy and Rehabilitation | |
| ⑩ Speedway Appliance | ㉑ Crosby's K-9 Country Club | |
| ⑪ Dollar General | | |

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



24,806

Total
Population



917

Businesses



24,373

Daytime
Population



\$166,040

Median Home
Value



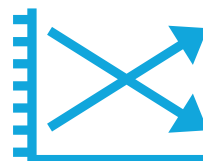
\$33,239

Per Capita
Income



\$62,687

Median Household
Income



-0.2%

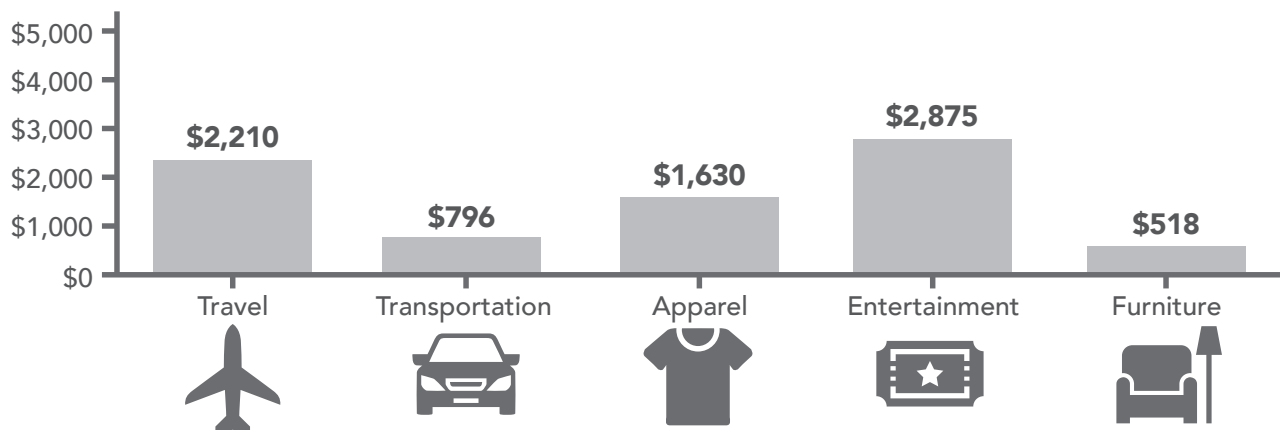
2026-2031
Pop Growth Rate



12,157

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



36,514

Total
Population



1,184

Businesses



33,381

Daytime
Population



\$180,041

Median Home
Value



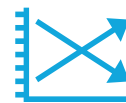
\$34,578

Per Capita
Income



\$65,785

Median
Household
Income



-0.2%

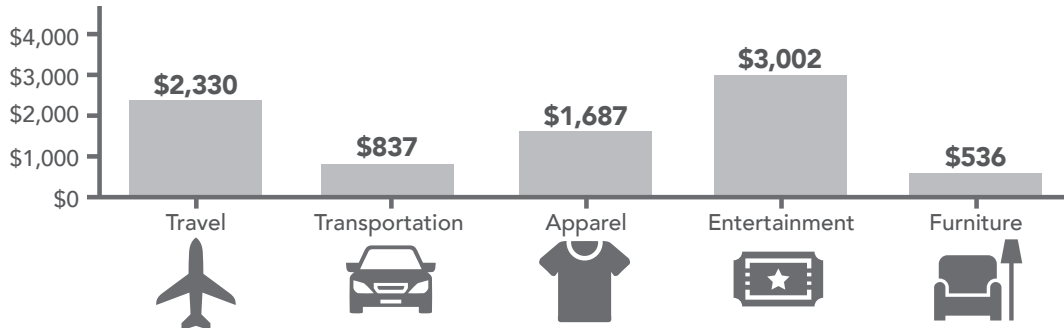
2026-2031
Pop Growth
Rate



17,550

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



61,458

Total
Population



1,756

Businesses



54,932

Daytime
Population



\$194,553

Median Home
Value



\$38,065

Per Capita
Income



\$71,534

Median
Household
Income



-0.2%

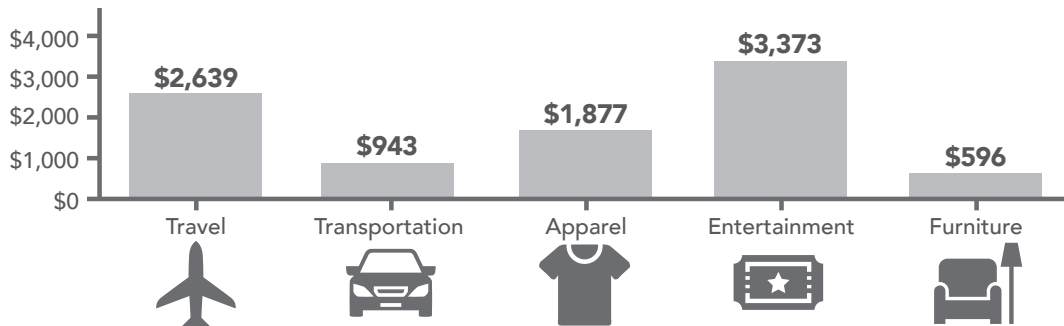
2026-2031
Pop Growth
Rate



28,669

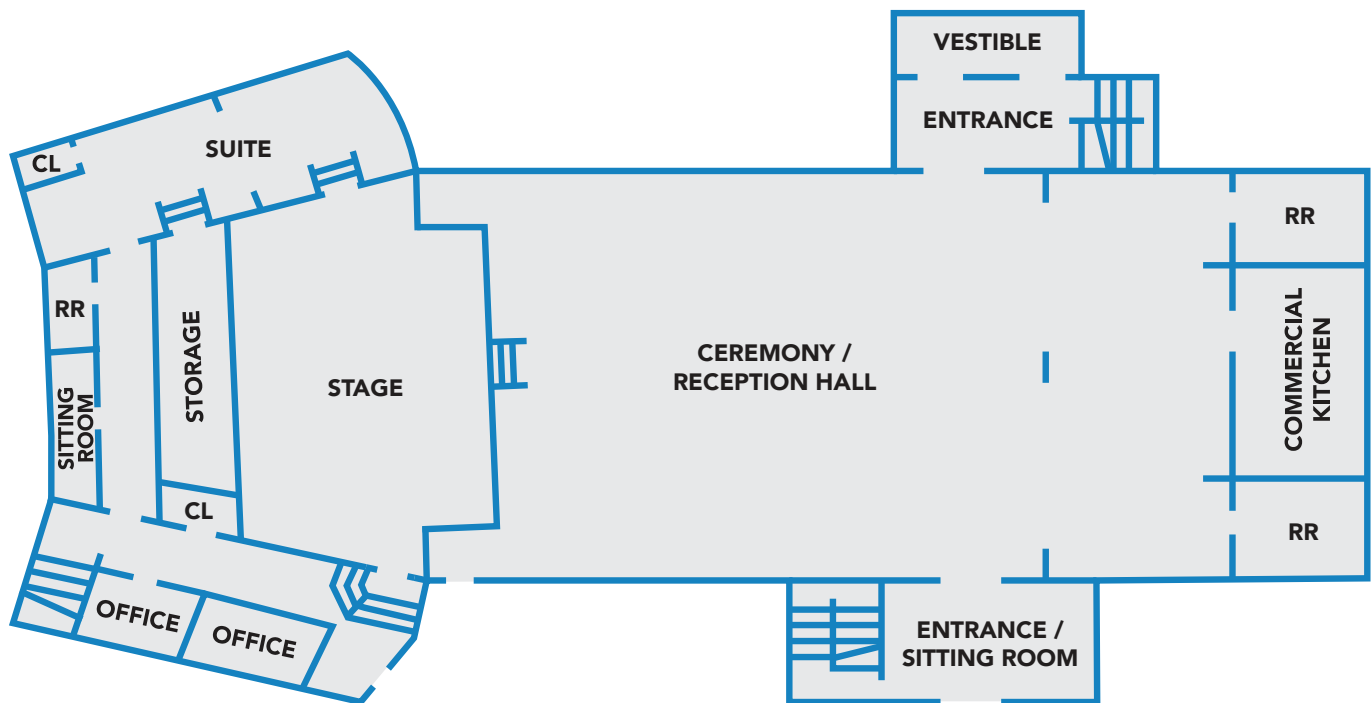
Housing Units
(2020)

KEY SPENDING FACTS



FLOOR PLANS

MAIN LEVEL - 6,000 SQ FT

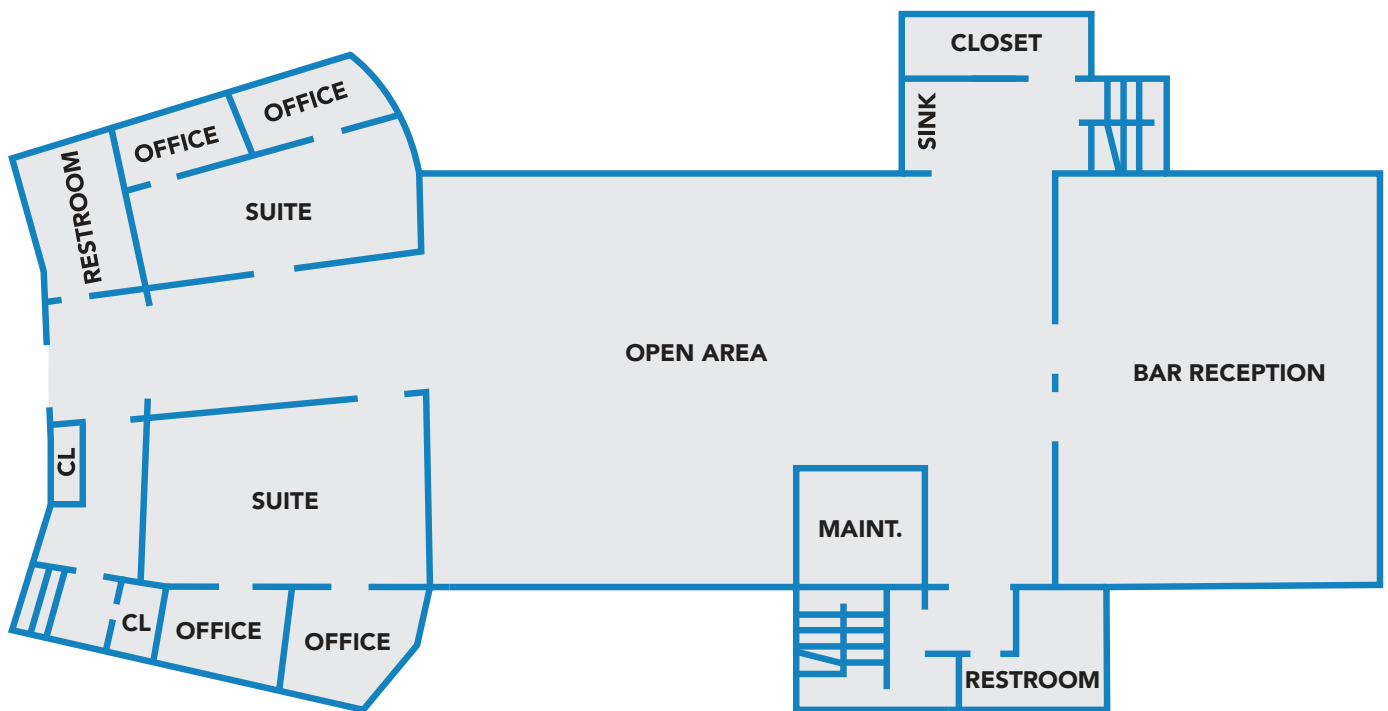


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BASEMENT LEVEL - 6,000 sq ft



INTERIOR PHOTOS



Main Level Entrance.



Main Level Entrance.



Ceremony/Reception Hall.

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Ceremony/Reception Hall.



Ceremony/Reception Hall.



Commercial Kitchen.

INTERIOR PHOTOS



Bridal Suite.



Bridal Suite.



Bridal Suite.

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Groom Suite.



Restrooms.



Groom Suite.



INTERIOR PHOTOS



Bar/Reception.



Bar/Reception.

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Restaurant/Open Space.



Restaurant/Open Space.

EXTERIOR PHOTOS



Side View of Building.



Side View of Building.

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Parking Lot.



Basement Level Entrance.



Side Entrance of Building.

AERIALS



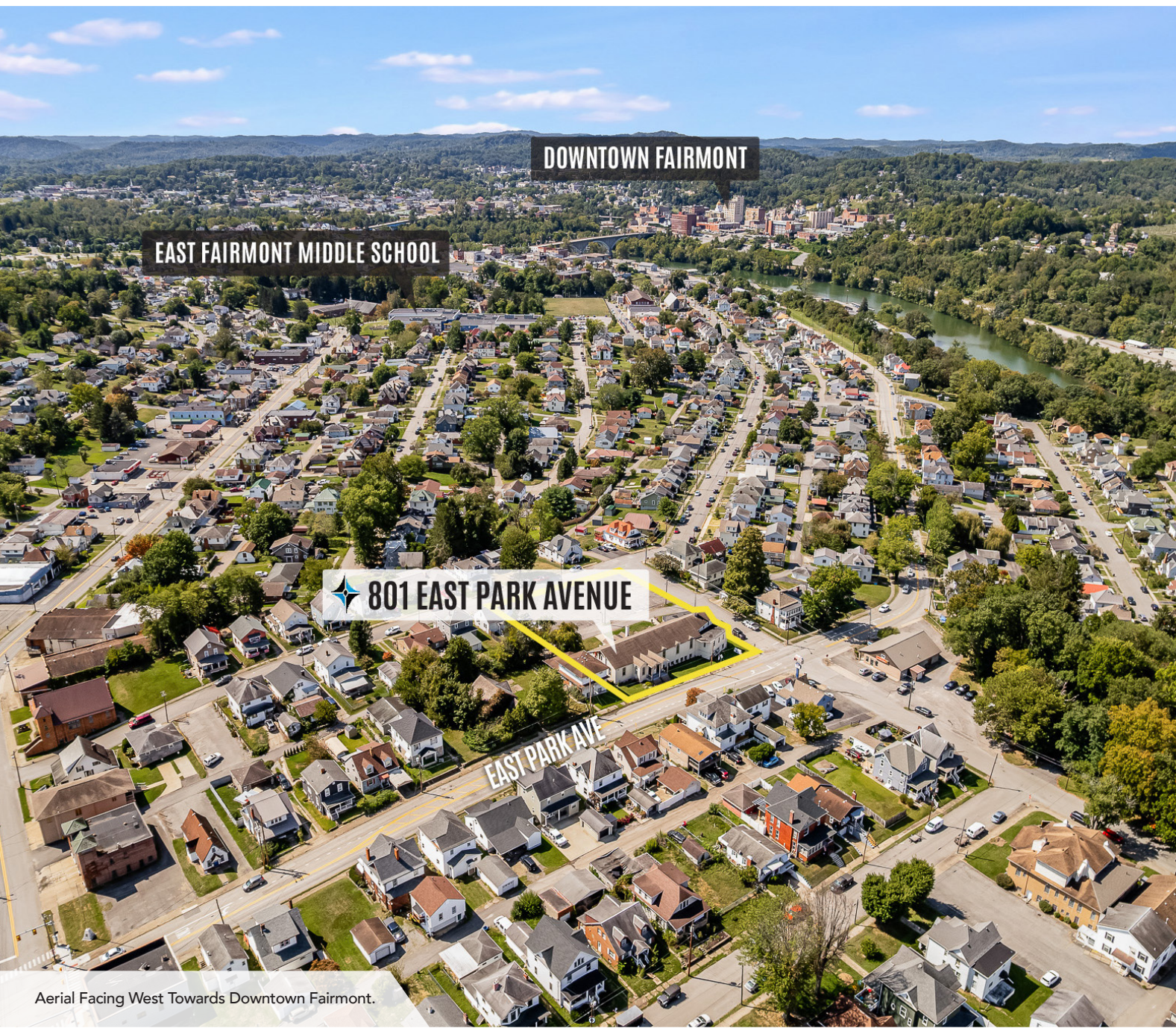
Aerial facing South.

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Aerial Facing Southeast Towards I-79.

AERIALS

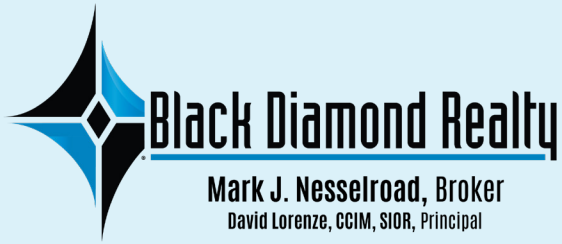


Aerial Facing West Towards Downtown Fairmont.

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Aerial Facing West.



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