

Client Full

125 S Maple Ave, Martinsburg, WV 25401

Active

Commercial Sale

\$899,900



MLS #:	WVBE2030902	Available SqFt:	17,732.00
Tax ID #:	06 14027000000000	Price / Sq Ft:	50.75
Ownership Interest:	Fee Simple	Business Use:	Banquet Facility/Lodge, Bed and Breakfast, Day Care Facility, Flex, Funeral Home, Institutional, Medical, Professional, Recreation, Religious Facility, Restaurant/Bar, School, Shopping Center, Storage, Supermarket/Grocery Store, Theater
Unit Entry Floor:	2		
Sub Type:	Mixed Use		
Waterfront:	No	Year Built:	1895
		Property Condition:	Good

Location

County:	Berkeley, WV	School District:	Berkeley County Schools
In City Limits:	Yes	Election District:	1
Municipality:	City Of Martinsburg		

Taxes and Assessment

Tax Annual Amt / Year:	2022	Tax Assessed Value:	\$609,100 / 2022
County Tax:	Annually	Imprv. Assessed Value:	\$510,300
City/Town Tax:	Annually	Land Assessed Value:	\$98,800
Clean Green Assess:	No	Land Use Code:	014
Zoning:	602	Block/Lot:	200

Commercial Sale Information

Business Type:	Banquet Facility/Lodge, Bed and Breakfast, Day Care Facility, Flex, Funeral Home, Institutional, Medical, Professional, Recreation, Religious Facility, Restaurant/Bar, School, Shopping Center, Storage, Supermarket/Grocery Store, Theater	Potential Tenancy:	Multiple
Property Use:	Investment	Building Area Total:	17,732 / Estimated

Building Info

Yr Major	2018	Elevators Count:	1
Reno/Remodel:		Construction Materials:	Brick
Building Units Total:	1	Flooring Type:	Marble, Solid Hardwood, Stone, Wood
Building Total SQFT:	17,732 / Estimated	Roof:	Slate
		Total Loading Docks:	1
		Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT:	0.38a / 16631sf / Assessor	Tax Opportunity Zone Y/N:	Yes
Location Type:	Downtown		

Parking

Car Parking Spaces	10	Features:	Driveway
Total Parking Spaces	10		

Interior Features

Interior Features:	Accessibility Features: 48" + Halls, Elevator, Ramp - Main Level
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Utilities

Utilities:

Central A/C; Cooling Fuel: Electric; Heating: Central; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Public:

Presenting an extraordinary opportunity to acquire a prestigious landmark building in the heart of downtown Martinsburg. This prime commercial property exudes grandeur and sophistication, embodying the essence of timeless elegance. Constructed in 1895, this magnificent four-story structure boasts a full basement and encompasses an expansive 13,000 square feet. Upon entering, one is immediately captivated by the enchanting ambiance, heightened by the antique elevator, soaring ceilings, and meticulously refinished maple hardwood floors. The tastefully adorned interior is adorned with fresh paint, while the opulent marble staircase and graceful revolving door add a touch of regality. This architectural masterpiece has been carefully designed to accommodate the most discerning of needs. Embracing versatility, the property features an enchanting grand ballroom, five luxurious multi-stall bathrooms, and three meticulously crafted granite-surrounded fireplaces. With fifteen thoughtfully designed offices and ADA accessibility throughout, this property effortlessly blends historic charm with contemporary functionality. Enhancing the allure of this remarkable offering, the property proudly played host to the filming of the esteemed series, "The Men Who Built America." Furthermore, its historical significance renders it eligible for coveted Opportunity Zone financing and valuable State and Federal Tax credits. Unleash your imagination and unlock the limitless potential of this extraordinary property. The future of this unparalleled gem could encompass a myriad of possibilities - from a boutique hotel that caters to the most discerning clientele, to an exquisite wedding/event venue that creates unforgettable memories. Alternatively, envision a fine restaurant seamlessly integrated with luxurious Airbnb accommodations, or any other endeavor that stirs your passions. Remarkably, this exceptional opportunity is available for under \$85 per square foot, representing an exceptional investment proposition. Adding to its allure, the City of Martinsburg offers a B&O tax deferment program, further enhancing the financial benefits. Discover the potential of this unparalleled offering and seize the chance to own a piece of history, with the possibility of additional perks awaiting your discerning eye.

Directions

From King Street exit off I81 turn east. See building on left.

Listing Details

Original Price:	\$1,100,000	Previous List Price:	\$999,900
Sale Type:	Standard	DOM:	296
Listing Term Begins:	07/12/2024		
Possession:	Settlement		
Acceptable Financing:	Conventional		

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