

## Client Full

201 Water St S, Martinsburg, WV 25401

Active

Commercial Sale

\$475,000



MLS #: WVBE2034974  
Tax ID #: 06 14054400000000  
Ownership Interest: Fee Simple  
Sub Type: Mixed Use  
Waterfront: No

Available SqFt: 3,460.00  
Price / Sq Ft: 137.68  
Business Use: Apartment Building, Bed and Breakfast, Flex, Hotel/Motel  
Year Built: 1989  
Property Condition: Excellent

### Location

County: Berkeley, WV  
In City Limits: Yes  
Municipality: City Of Martinsburg

School District: Berkeley County Schools  
Election District: 1

### Association / Community Info

Property Manager: No Association Recreation Fee: No

### Taxes and Assessment

Tax Annual Amt / Year: \$5,210 / 2021  
Clean Green Assess: No  
Zoning: 316

Tax Assessed Value: \$284,200 / 2021  
Imprv. Assessed Value: \$244,700  
Land Assessed Value: \$39,500  
Historic: No  
Land Use Code: 014

### Commercial Sale Information

Business Type: Apartment Building, Bed and Breakfast, Flex, Hotel/Motel  
Possible Use: Barber/Beauty, Day Care, Institutional, Medical/Dental, Office, Professional Service, Senior Assisted/DayCare, Spa Investment  
Property Use: Investment  
Potential Tenancy: Multiple  
Building Area Total: 3,450 / Estimated

### Building Info

Yr Major: 2021  
Reno/Remodel:  
Building Units Total: 1  
Building Total SQFT: 3,450 / Estimated

Construction Materials: Brick  
Flooring Type: Ceramic Tile, Laminated, Vinyl  
Roof: Shingle  
Total Loading Docks: 0  
Total Levelers: 0  
Total Drive In Doors: 0

### Lot

Lot Acres / SQFT: 0.33a / 14374sf / Estimated Tax Opportunity Zone Y/N: Yes

### Ground Rent

Ground Rent Exists: No

### Parking

Car Parking Spaces: 6 Features: Driveway  
Total Parking Spaces: 6

### Interior Features

Interior Features: Accessibility Features: 2+ Access Exits, 48"+ Halls, Grab Bars Mod, Level Entry - Main, No Stairs, Roll-in Shower; Carbon Monoxide Detector(s), Fire Detection System, Security System, Smoke Detector, Sprinkler System - Indoor; Door Features: Atrium, French, Insulated, Six Panel

### Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions:	All furniture conveys
Public:	<p><b>**Welcome to 201 S Water Street – A Commercial Gem Full of Possibilities!**</b> Step into a world of opportunity with this <b>**exceptionally built commercial property**</b> that’s brimming with potential and ready for your vision! Whether you're looking to continue its success as a <b>**4-unit Airbnb**</b> or transform it into a <b>**thriving elder care facility**</b>, this property has the features to support your dreams. <b>**What Makes 201 S Water Street Special?**</b> - <b>**Turnkey Airbnb**</b>: Currently operating as a 4-unit Airbnb with rave reviews. - <b>**Three private suites**</b>: Fully furnished with queen-sized beds, on-suite bathrooms, and stylish decor. - <b>**One 2-bedroom suite**</b>: Includes a <b>**roll-in shower**</b>, perfect for accessible accommodations. - <b>**Ideal for Elder Care**</b>: Handicap accessible and equipped with everything needed for a seamless conversion to an elder care facility. - <b>**Over 3400 sq ft on one level.</b> <b>**Outstanding Features:**</b> - <b>**Commercial-grade kitchen**</b>: Includes a hood system, ample cabinets, dishes, a coffee maker, and all the essentials. - <b>**Fire safety systems**</b>: Sprinklers and water treatment systems already in place for peace of mind. - <b>**Support spaces**</b>: Gym, office, storage, and a supply room to keep operations running smoothly. - <b>**New laundry equipment**</b>: Plus an extra refrigerator in the support room for added convenience. - <b>**Durable new roof**</b>: Ensuring low-maintenance ownership. <b>**Endless Potential:**</b> Whether you're an investor, entrepreneur, or visionary, this property is a blank canvas for your next great idea. Imagine the possibilities: hospitality, senior living, or even a boutique retreat center! <b>**You Have to See It to Believe It!**</b> Schedule a tour today and experience the charm, versatility, and value of <b>**201 S Water Street**</b>. This is a rare opportunity to own a property that’s not only move-in ready but also ready to make your dreams a reality!</p>

Directions

from interstate 81 take exit 13 and turn east. Follow King street to end and turn right on water street. See building on right.

Listing Details

Original Price:	\$475,000	DOM:	190
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	11/22/2024	Seller Concessions:	Yes
Possession:	Settlement		
Acceptable Financing:	Cash, Contract, Conventional		

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