Client Full

Active



MLS #: Tax ID #: Ownership Interest: Sub Type: Waterfront:

Location County:

In City Limits:

Property Manager:

Municipality:

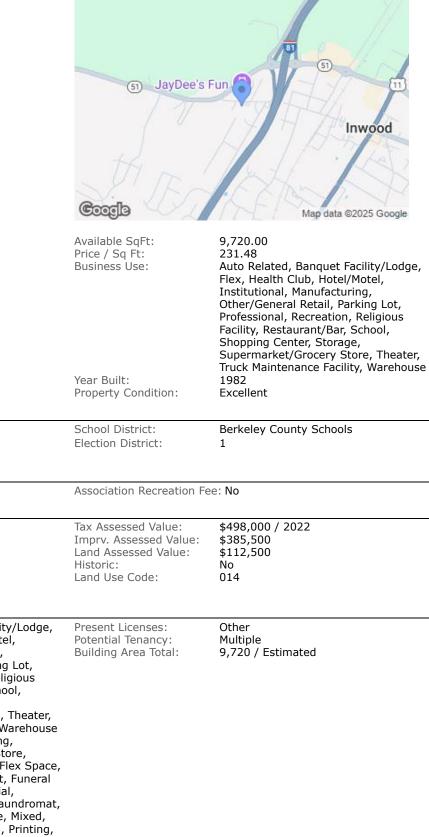
WVBE2016088 07 5M00100000000 Fee Simple Sports and Entertainment No

Berkeley, WV

Mill Creek District

No

No



Association / Community Info

Taxes and Assessment					
Tax Annual Amt / Year: \$6,955 / 2022		Tax Assessed Value:	\$498,000 / 2022		
County Tax:	\$6,956 / Annually	Imprv. Assessed Value:	\$385,500		
City/Town Tax:	Annually	Land Assessed Value:	\$112,500		
Clean Green Assess:	No	Historic:	No		
Municipal Trash:	No	Land Use Code:	014		
Zoning:	382				

Commercial Sale Information

Business Type:	Auto Related, Banquet Facility/Lodge, Flex, Health Club, Hotel/Motel,	Present Licenses: Potential Tenancy:	Other Multiple
	Institutional, Manufacturing,	Building Area Total:	9,720 / Estimated
	Other/General Retail, Parking Lot,		
	Professional, Recreation, Religious		
	Facility, Restaurant/Bar, School,		
	Shopping Center, Storage, Supermarket/Grocery Store, Theater,		
	Truck Maintenance Facility, Warehouse		
Possible Use:	Automotive, Church, Clothing,		
	Commercial, Convenience Store,		
	Development, Distribution, Flex Space,		
	Florist/Nursery, Food Market, Funeral		
	Home, Hotel/Motel, Industrial,		
	Institutional, Investment, Laundromat,		
	Manufacturing, Mini-Storage, Mixed,		
	Multi-Family, Office, Parking, Printing,		
	Professional Service, Recreational,		
Property Use:	Restaurant, Retail, School Owner User		
Financial Data Source:			

Expenses

Op. Expense Includes: Electric, Heating/Cooling, Pest Control, Repair/Maintenance, Water, Insurance, Snow Removal, Trash

Rent Int Exists: No er Parking Spaces 4 g Spaces 45 king Spaces 49 Features: Accessibility Features: 32"+ wide doors, Ramp - Main Cameras, Fire Detection System, Motion Detectors, Se Atrium, Insulated Central A/C; Cooling Fuel: Electric; Electric Service: 2 Pump(s); Heating Fuel: Electric, Oil; Hot Water: Electr Sewer Introducing a prime commercial property for sale, con exceptional property spans across 5.47 acres, divided opportunities for investors and entrepreneurs. At the I an impressive 10,000 square foot building that boasts interior, it provides an ideal setting for various comme Truck Depot buildings, providing further potential for these existing structures, the property features a subs inventory or equipment. Moreover, there is a significar endless possibilities for expansion or new construction property is its access to public utilities, ensuring a sea Furthermore, the property offers 44 parking spaces, a visitors. Situated in a strategic location just off Interst visibility and accessibility, attracting a steady flow of p transportation routes enhances convenience and facilitia new business, expand an existing one, or invest in a	ric: \$675
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existing structures, vast developable land, and access immense potential and secure your future in the thrivi	into three parcels, offering a diverse range of heart of this property lies The Inwood Dance Academy, a modern and functional design. With its spacious ercial endeavors. Additionally, the property includes the businesses in the transportation industry. In addition to stantial storage building, offering ample space for nt portion of open and developable land, presenting projects. One of the notable advantages of this umless and efficient operation for any business venture. ccommodating the needs of employees, customers, and cate 81, this commercial property enjoys excellent obtantial customers and clients. Its proximity to major tates distribution. Whether you are looking to establish a profitable commercial property, this offering presents acquire this prime commercial property with its array of to public utilities. Contact us now to explore the
ns	
turn west on Inwood exit. Left on Henshaw Road. See the Inwood P	

Listing Details

Original Price: Sale Type:	\$1,950,000 Standard	Previous List Price: DOM:	\$2,200,000 843
Listing Term Begins: Possession:	02/01/2023 Settlement	Listing Terms: Lease Considered:	All Negotiation Thru Lister No
Acceptable Financing:	Conventional	Documents Available:	Lead Paint Disclosure
Disclosures: Other Equipment:	Prop Disclosure None		

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