

Client Full

60 Advent Dr, Martinsburg, WV 25403

Active

Commercial Sale

\$2,150,000



MLS #: WVBE2032428
Tax ID #: 01 5001400000000
Ownership Interest: Fee Simple
Sub Type: Sports and Entertainment
Waterfront: No

Available SqFt: 11,939.00
Price / Sq Ft: 180.67
Business Use: Religious Facility, School
Year Built: 1973

Location

County:	Berkeley, WV	School District:	Berkeley County Schools
In City Limits:	No	High School:	Martinsburg
Municipality:	Martinsburg	Election District:	1

Taxes and Assessment

Tax Annual Amt / Year:	\$10,709 / 2017	Tax Assessed Value:	\$449,280 / 2017
County Tax:	\$10,709 / Annually	Imprv. Assessed Value:	\$392,160
Zoning:	612	Land Assessed Value:	\$57,120
		Historic:	No

Commercial Sale Information

Business Type:	Religious Facility, School	Potential Tenancy:	Multiple
Possible Use:	Agriculture, Apartment Building, Apartments, Automotive, Barber/Beauty, Camp Ground(s), Church, Commercial, Flex Space, Industrial, Institutional, Investment, Manufacturing, Mixed, Multi-Family, Office, Professional Service, Recreational, Retail, Warehouse	Building Area Total:	11,900 / Estimated

Building Info

Yr Major	1990	Construction Materials:	Aluminum Siding
Reno/Remodel:		Flooring Type:	Concrete, Partially Carpeted, Vinyl
Building Units Total:	5	Roof:	Metal
Building Total SQFT:	11,900 / Estimated	Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT:	3.99a / 173804sf / Estimated	Road:	Black Top / State
Location Type:	Free Standing		

Parking

Car Parking Spaces	10	Features:	Driveway, Parking Lot, Paved Parking, Surface
Total Parking Spaces	10		

Interior Features

Interior Features: Accessibility Features: 2+ Access Exits, 48"+ Halls, Entry Slope <1', Level Entry - Main; 24 Hour Security, Monitored, Security System, Smoke Detector, Surveillance System

Utilities

Utilities: Cable TV Available; Heat Pump(s); Cooling Fuel: Bottled Gas, Electric; Electric Service: 120/240V; Heating: Forced Air, Heat Pump(s); Heating Fuel: Electric, Propane - Leased; Hot Water: Electric; Water Source: Conditioner, Filter, Well; Sewer: Septic Exists

Remarks

Public: Prime Commercial Property with Additional Rental Homes. Discover an exceptional investment opportunity with this commercial property located just off Exit 12 of Interstate 81. Situated on three parcels totaling 3.99

acres, this property offers a range of possibilities for business ventures, all while including two rental homes for additional income. The highlight of this property is the fully operational and actively functioning school, making it an ideal opportunity for those in the education sector or looking to establish a new educational institution. The school boasts updated fire safety and health department approvals, ensuring compliance with the highest standards of safety and well-being for students and staff. The instructional space within the school provides ample room for classrooms, administrative offices, and other educational facilities. With six bathrooms, the school can comfortably accommodate a substantial number of students, staff, and visitors. In addition to the educational facilities, the property includes a spacious gymnasium, offering a versatile space for physical education classes, sports activities, events, or potential community use. The gymnasium adds value to the property by providing an opportunity for additional revenue streams or expanding the scope of educational programs. The property's appeal is further enhanced by a full playground, complete with equipment, providing a safe and engaging outdoor space for children. The playground is enclosed within an 8' security fence, ensuring privacy, safety, and peace of mind for parents and caregivers. Beyond the school and playground, the property includes two rental homes, creating an additional income stream to supplement the commercial investment. These homes offer the potential for long-term tenants or short-term rentals, depending on your preferred investment strategy. Located just off Exit 12 of Interstate 81, this commercial property benefits from excellent accessibility and visibility, making it an attractive choice for a wide range of businesses. The surrounding area is well-established, with a mix of residential and commercial properties, ensuring a steady flow of potential customers or clients. Whether you are an experienced investor in the education sector or an entrepreneur seeking a versatile commercial property with multiple income streams, this offering is an opportunity not to be missed. Contact us today to arrange a viewing and discuss the details of this exceptional property. Note: Additional details and images are available upon request. Seize the chance to make a lucrative investment and become a part of the thriving business community near Interstate 81. Contact us now to explore the potential of this remarkable property!

Directions

From Interstate 81 take exit 12 and turn west. See building on right.

Listing Details

Original Price:	\$2,299,000	Previous List Price:	\$2,299,000
Sale Type:	Standard	DOM:	289
Listing Term Begins:	08/01/2024	Listing Terms:	As is Condition
Possession:	Settlement		
Acceptable Financing:	Cash, Conventional		

