

Agent Full

207 W King St, Martinsburg, WV 25401

Active

Commercial Lease

\$3,500.00



MLS #: WVBE2046574
Tax ID #: 06 14033800000000
Sub Type: Office
Waterfront: No

Leasable SQFT: 6,325
Price / Sq Ft: 0.55
Business Use: Banquet Facility/Lodge, Day Care Facility, Flex, Hair Salon and Spa, Health Club, Institutional, Manufacturing, Medical, Other/General Retail, Professional, Religious Facility, Restaurant/Bar, School, Supermarket/Grocery Store
Year Built: 1900
Property Condition: Good
Building Winterized: Yes

Location

County: Berkeley, WV
In City Limits: Yes
Municipality: City Of Martinsburg
Subdiv / Neigh: CITY OF MARTINSBURG

School District: Berkeley County Schools
Election District: 1

Association / Community Info

Property Manager: No

Taxes and Assessment

School Tax: \$19,745 / Annually
City/Town Tax: \$8,631 / Annually
Municipal Trash: Yes
Zoning: 448

Commercial Lease Information

Date Available: 12/10/25
Business Type: Banquet Facility/Lodge, Day Care Facility, Flex, Hair Salon and Spa, Health Club, Institutional, Manufacturing, Medical, Other/General Retail, Professional, Religious Facility, Restaurant/Bar, School, Supermarket/Grocery Store
Current Use: Residential
Leasable SQFT: 6,325

Building Info

Construction Materials: Brick
Roof: Rubber
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 0

Lot

Road: Public

Parking

Truck/Trailer Parking Spaces: 2
Car Parking Spaces: 26
Total Parking Spaces: 28
Features: On Street, Parking Lot, Lighted Parking, Private

Interior Features

Interior Features: Accessibility Features: 2+ Access Exits

Utilities

Utilities: Ductless/Mini-Split, Heat Pump(s), Programmable Thermostat, Roof Mounted; Heating: Radiant, Radiator; Heating Fuel: Oil; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Application fee is \$45/person. Apply at <https://thelopezteamwv.managebuilding.com>. List agent must accompany showings

Public: **Prime Downtown Commercial Space for Lease – 6,325 SF | First Floor | Immediate Availability** Make a statement in the heart of downtown Martinsburg with this exceptional 6,325-square-foot first-floor commercial space, available for immediate occupancy. Formerly home to the **Martinsburg Journal newspaper**, this well-known and long-established location offers both presence and flexibility for a wide range of commercial uses. The space features 26 private, off-street parking spaces in a dedicated rear lot—an outstanding amenity for downtown—along with easy street parking right at the front door. The layout and size make it an excellent fit for a trade school, retail showroom, professional offices, training center, grocery store, or creative workspace, with room to customize to your vision. **Lease terms are flexible.** The quoted price per square foot is a starting point, with **utilities, CAM charges, pass-throughs, and tenant improvement credits all negotiable**, allowing you to structure a deal that works for your business. **Full CAD files are available upon request**, along with **detailed floor plans, measurements, and 3D renderings** to support planning and build-out. Photos included in the listing highlight the scale and potential of this impressive space. **Shown by appointment only. Lister to accompany all showings.*

Listing Office

List Team Name:	The Lopez Team	
Listing Agent:	Jamie Lopez (3033052) (Lic# WV0026922)	(304) 671-1555
Listing Agent Email:	realtor.jvl@gmail.com	
Broker of Record:	Suzette Neff (3359918) Click for License	
Listing Office:	ERA Liberty Realty (ELIB2) (Lic# 002085-00)	
	1018 Jefferson Ave, Charles Town, WV 25414-1249	
Office Manager:	Amy Parrish (3301403)	
Office Phone:	(304) 728-2000	Office Fax:(304) 728-2002
Office Email:	suzette.neff@oakcrestrealty.com	

Showing

Appointment Phone:	(304) 671-1555	 - Schedule a showing	
Showing Contact:	Showing Contact 1	Showing Provider:	ShowingTime
Contact Name:	Jamie Lopez	Lock Box Type:	Combo
Showing Requirements:	Lockbox-Combo, Schedule Online, Show Anytime, Vacant	Lock Box Location:	front of building on filler pipe
Showing Method:	In-Person Only		
Directions:	from I81 turn east on King Street. See building on right.		

Listing Details

Original Price:	\$3,500.00	Owner Name:	BabaIT LLC
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	214 / 214
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Dual Agency:	Yes	Expiration Date:	12/10/26
Listing Term Begins:	12/10/2025	Seller Concessions:	Yes
Listing Entry Date:	12/23/2025		

