

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY



COMMERCIAL DIVISIONSM

3500 Camden Ave

Parkersburg, WV 26101

Exclusively Represented By:

Steve Shaver

Sales Associate

304 482 7500

steveshaver30@yahoo.com

Megan Callaghan Bailey

Broker of Record

304 549 7138

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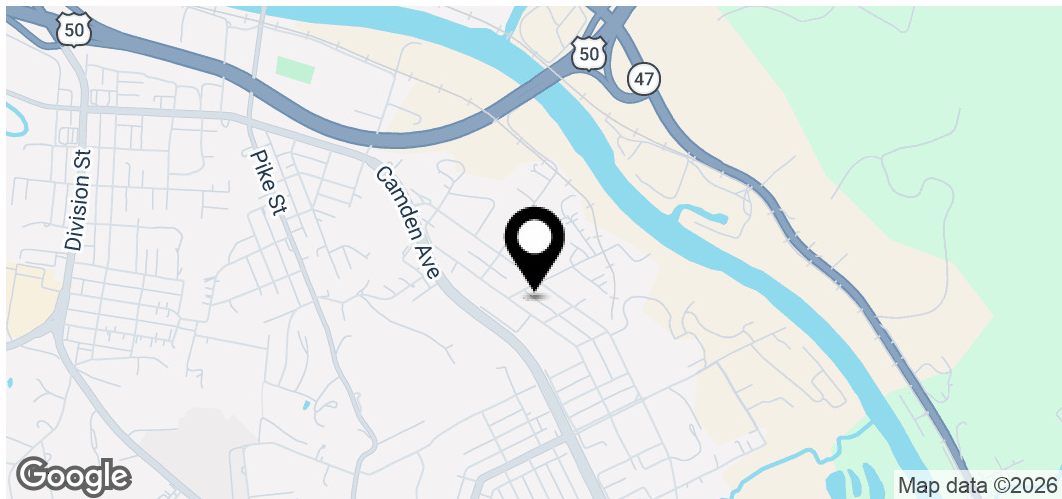
INDUSTRIAL SPACE FOR SALE

3500 Camden Ave

Parkersburg, WV 26101

FOR SALE

Executive Summary



Offering Summary

Price	\$749,000
Price / GSF	\$112.63
GSF	6,650 SF
Site Size	0.46 Acres
Year Built	1956

Property Overview

Excellent Southside Parkersburg location on Camden Avenue with convenient access to I-77 and Route 95. This 6,650-square-foot commercial building is currently utilized as warehouse space and offers a functional layout with excellent truck access. The property features five dock-height truck doors and one drive-in overhead door, making it well suited for warehouse, distribution, service, or light industrial operations. Numerous upgrades include a new HVAC system, metal siding, security system with cameras, updated warehouse lighting, improved office space, and a restroom with shower. A versatile commercial property in a convenient location with the access and improvements needed for a variety of business uses.

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**Berkshire Hathaway HomeServices
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Property Details

Sale Price	\$749,000
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Location Information

Street Address	3500 Camden Ave
City, State, Zip	Parkersburg, WV 26101
County	Wood

Building Information

Building Size	6,650 SF
Tenancy	Single
Number of Dock High Doors	5
Number of Drive in Bays	1
Office Space	1,050 SF
Year Built	1956

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Lot Size	0.46 Acres
APN #	05-12-00350000, 05-12-00360000
Lot Frontage	181 ft
Lot Depth	110 ft
Corner Property	Yes
MLS #	5249085
Power	Yes

Utilities

Water	Yes
Sewer	Public
Heating	Forced Air, Gas
Cooling	Central Air

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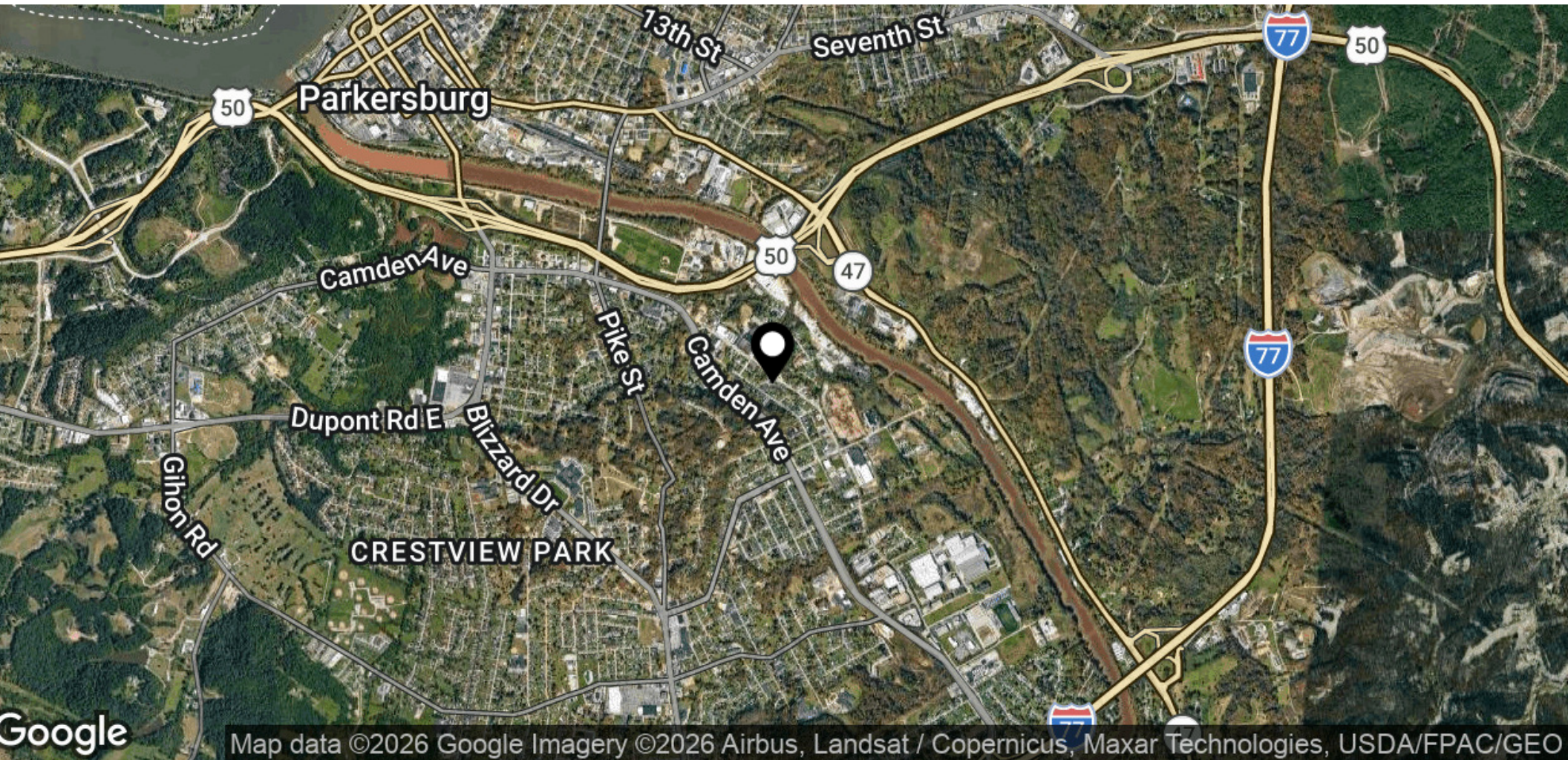


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Location Map



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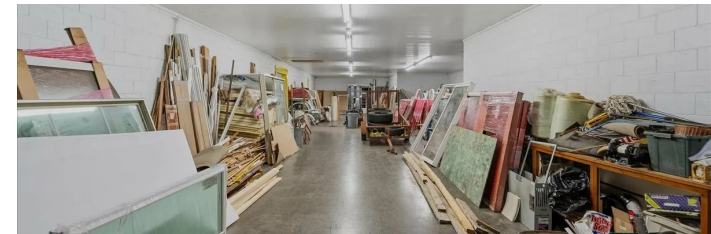
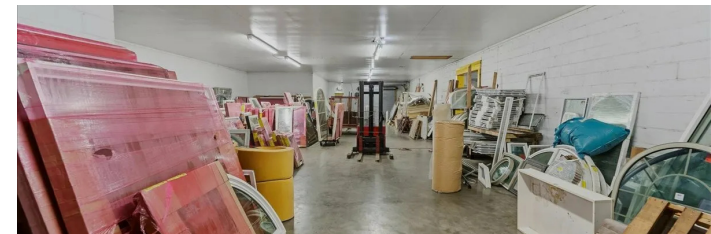
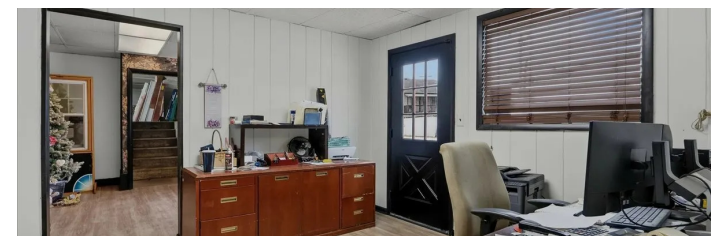
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Additional Photos



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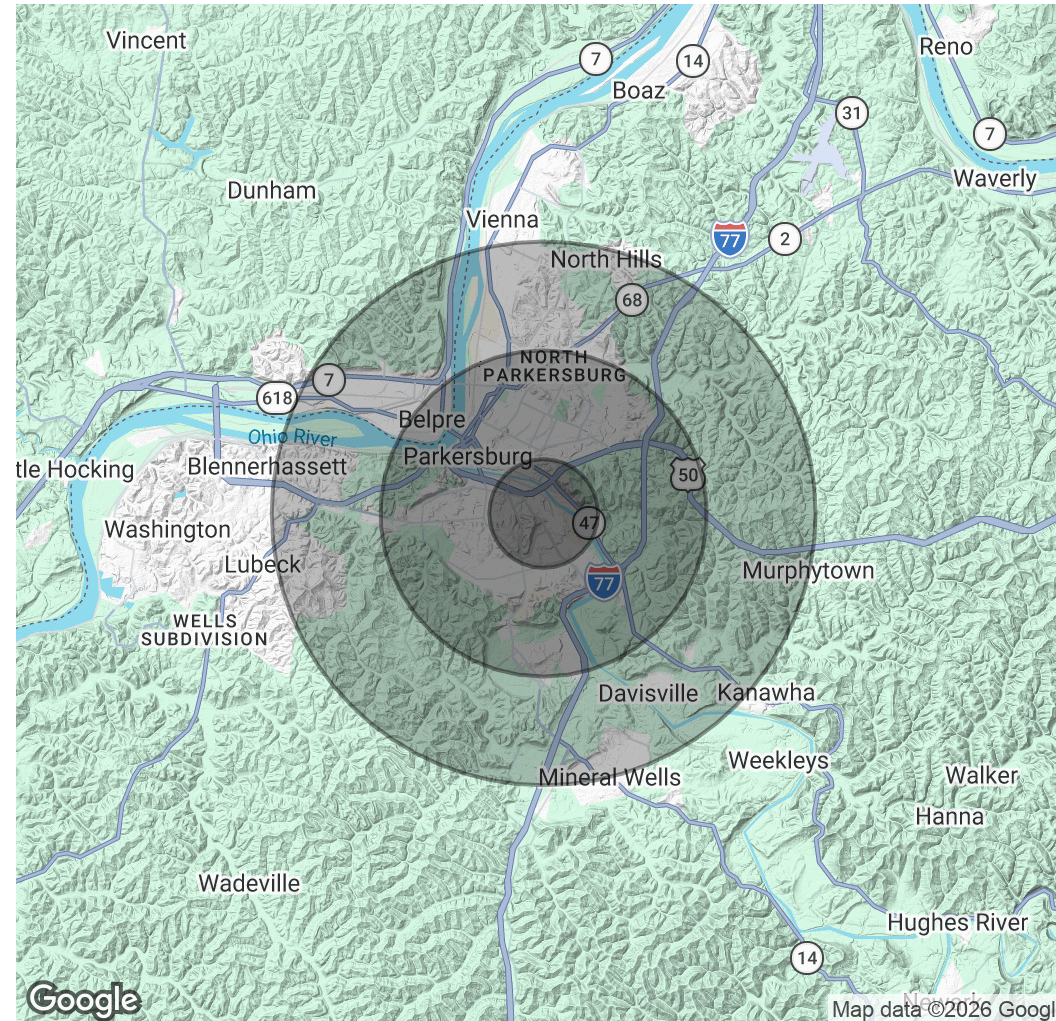
FOR SALE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	4,332	33,897	56,542
Average Age	38.6	42.5	42.9
Average Age (Male)	36.6	40.1	40.7
Average Age (Female)	41.9	44.6	44.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,892	14,762	24,555
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$54,324	\$62,924	\$66,463
Average House Value	\$87,444	\$126,278	\$143,611

2023 American Community Survey (ACS)



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Advisor Bio 1



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