

# 515 Market Street

Parkersburg, WV 26101

FOR SALE

Executive Summary



## Offering Summary

|             |            |
|-------------|------------|
| Price       | \$675,000  |
| Price / GSF | \$38.45    |
| GSF         | 17,556 SF  |
| Site Size   | 0.58 Acres |
| Year Built  | 1900       |

## Property Overview

Prime downtown Parkersburg location at the corner of 5th and Market Street. This impressive three-story brick commercial building offers approximately 17,556 square feet of space and is currently utilized for office purposes, while providing the flexibility for a variety of commercial and professional uses. The property would be an excellent fit for corporate, medical, legal, or other professional services, as well as a potential multi-purpose facility. The building features an elevator servicing all three floors, a front enclosed stairwell/fire escape serving all levels, and a rear stairwell exit also serving the entire building. A full-size basement provides additional storage or functional space. The property has newer HVAC systems, a newer rubber membrane and metal roof covering the entire building, and a new sprinkler system serving the basement and entire first-floor level. The sprinkler system has also been extended to the second and third floors, where it is stubbed off and ready for completion. Approximately 4,500 square feet of the 9,000 square foot first level was previously utilized as a restaurant and bar, offering additional flexibility for a restaurant, event space, retail operation, or other multi-purpose use, subject to applicable approvals. The property also includes a dedicated parking lot with approximately 36?40 parking spaces, in addition to available street parking. With its prominent downtown location, substantial square footage, parking, elevator access, updated building systems, and flexible layout, this property presents a rare opportunity for an owner-user or investor seeking a versatile commercial property in the heart of Parkersburg.

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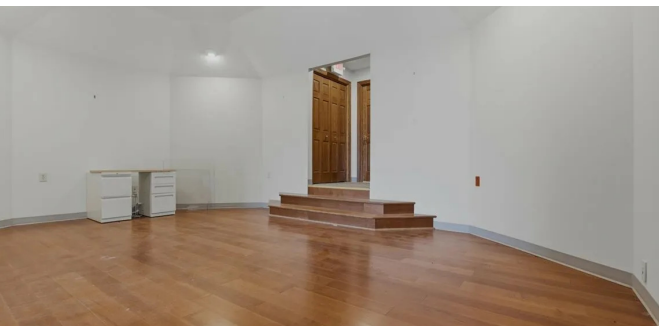
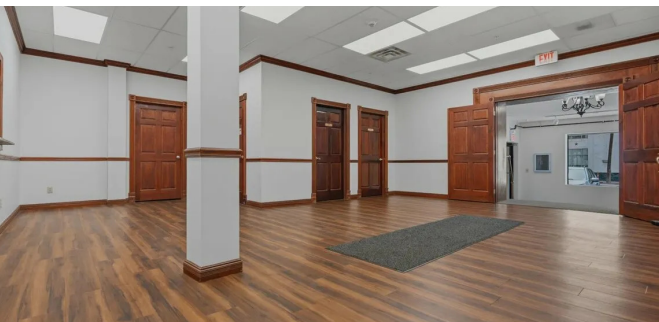
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Additional Photos



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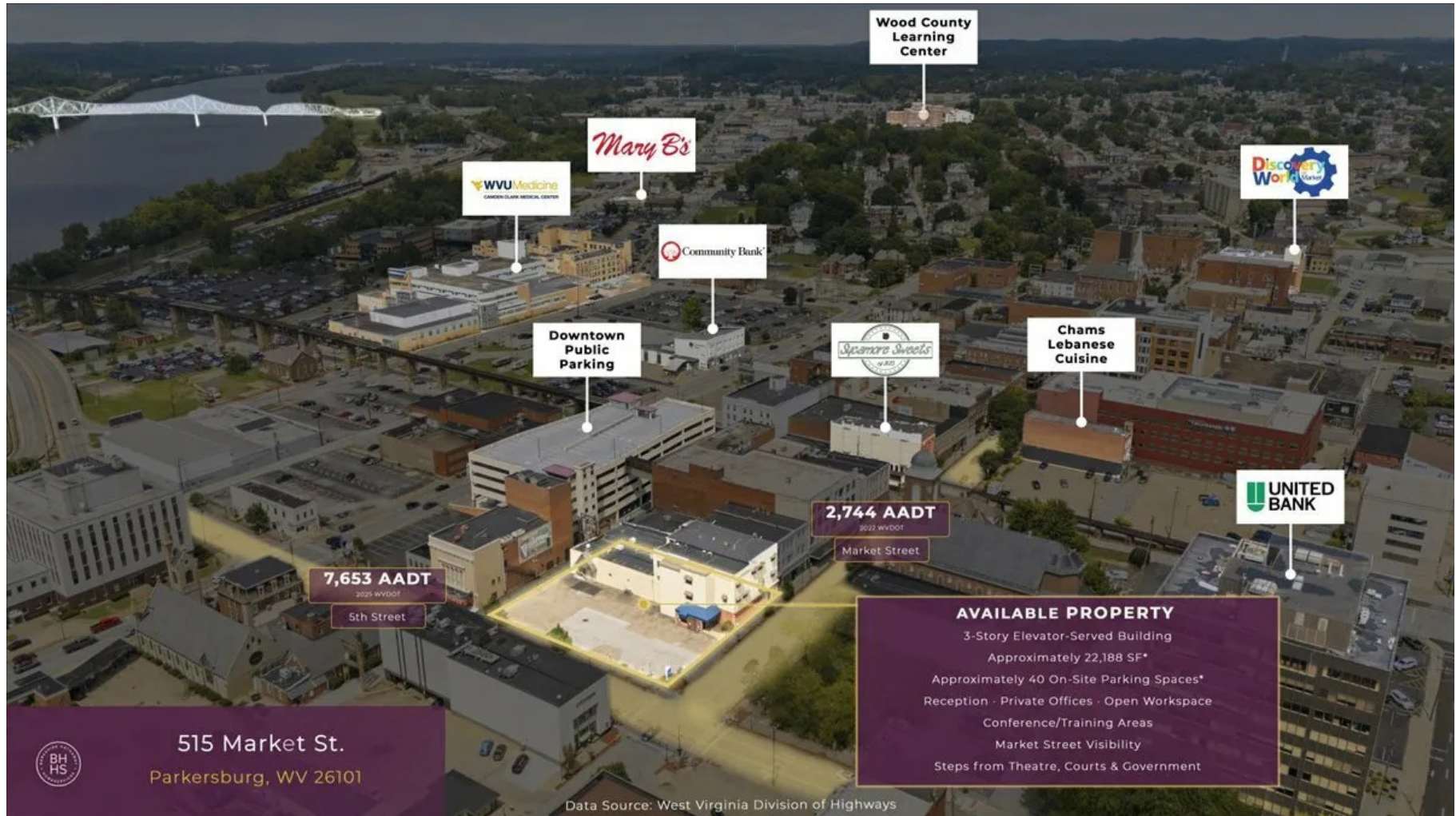
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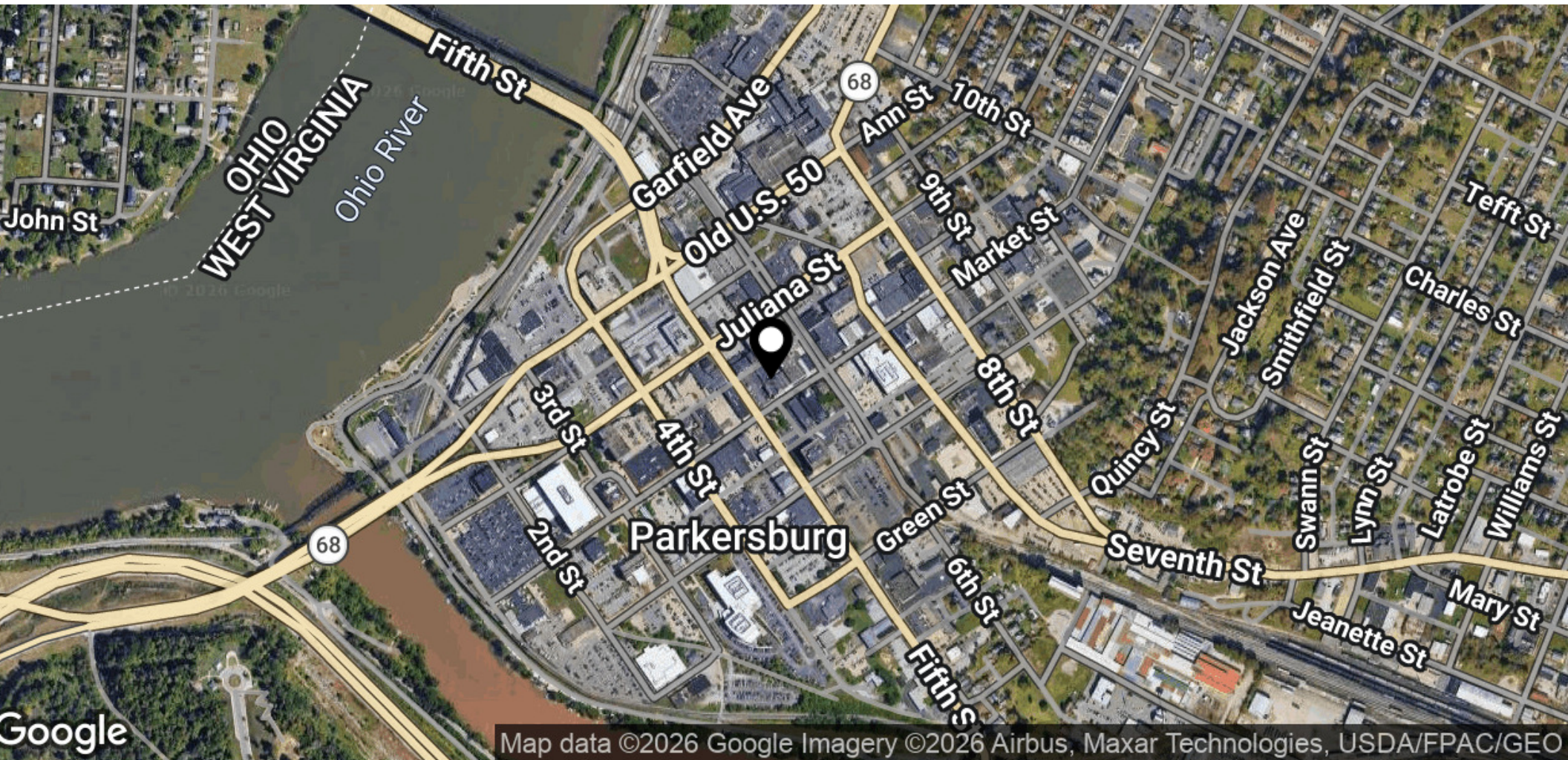
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Location Map



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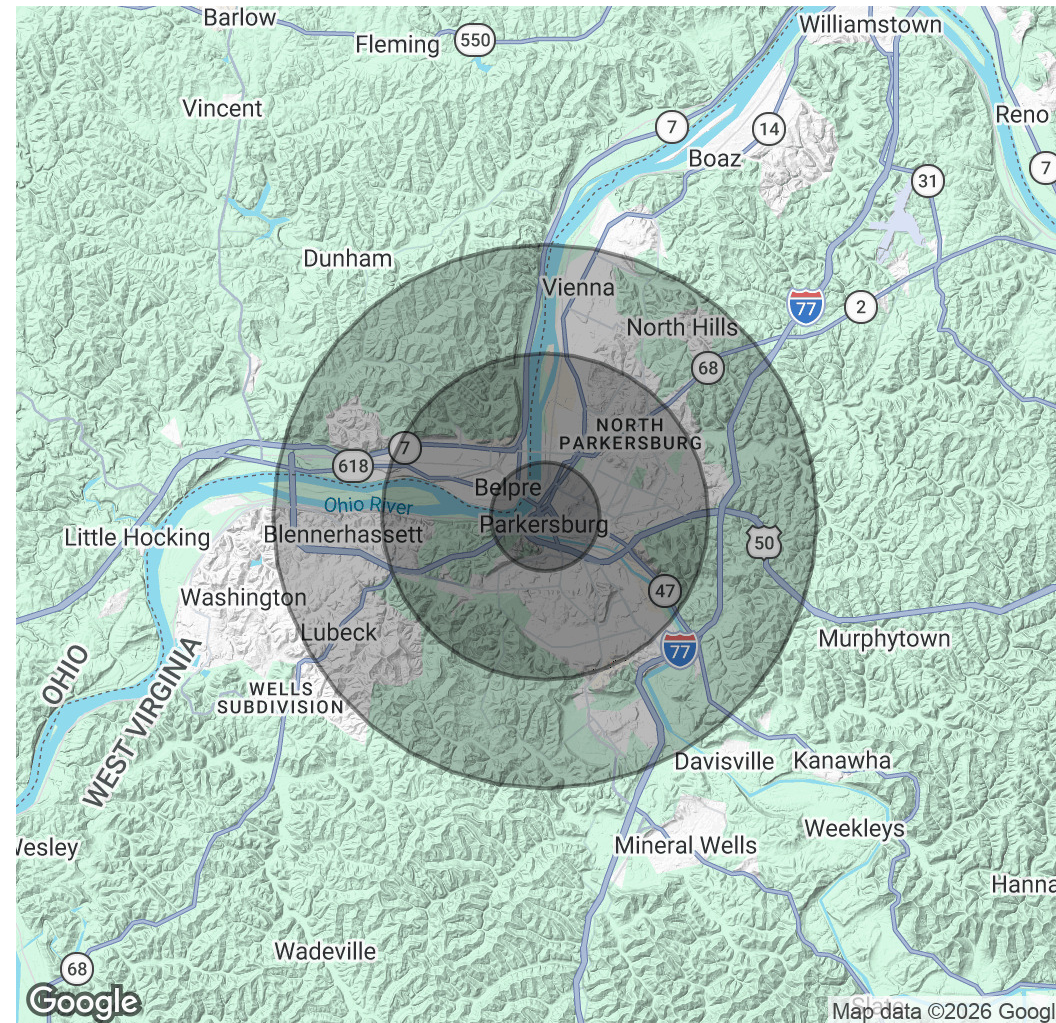
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Demographics Map & Report

| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 6,007  | 39,472  | 60,252  |
| Average Age          | 42.3   | 42.7    | 42.8    |
| Average Age (Male)   | 43.1   | 40.3    | 40.8    |
| Average Age (Female) | 42     | 45      | 43.9    |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,594     | 17,628    | 26,270    |
| # of Persons per HH | 2.3       | 2.2       | 2.3       |
| Average HH Income   | \$57,855  | \$63,072  | \$68,492  |
| Average House Value | \$117,890 | \$131,548 | \$149,059 |

2023 American Community Survey (ACS)



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Advisor Bio 1



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