

1410 PENNSYLVANIA AVENUE, Weirton, WV 26062

Listing



Commercial ML: **4315421** **Active**
1410 PENNSYLVANIA AVENUE, Weirton, WV 26062
 Area: WVHA00-Hancock County WV Subdiv:
 Subtype: **Mixed Use** Twp:
 Parcel ID: **W39P 0081 0080** Lot #: **County Hancock WV**

LP: **\$149,900**
 SP:
 List Date: **09/09/21**
 List Date Rec: **09/09/21**
 Pending Date:
 Contingent Dt:
 Off Mkt Date:
 Closing Date:
 Exp. Date: **09/09/22**
 DOM/CDOM: **1/1**

[Supplements \(2\)](#) [Virtual Tour-Property Panorama](#)

Directions: **WEIRTON HEIGHTS/PA AVE**
W39P
 MLS# Cross Ref: **4315507**

Recent Change: 09/09/2021 : NEW

Property Information

Approx Fin SqFt: 5,600 /	Annual Taxes: 2334 Homestead: No Assessments: No	For Sale/Lease: For Sale
SqFt Source:	Traffic Count/Day:	Avail for Auction: No
Industrial SqFt:	Current Use: (2 apartments)	Auction Date:
Office SqFt:	Lot Size (Acres): 0.163	Occupant Type:
Retail SqFt: 2,800	Lot Size Source: Auditors Website	Office Type:
Residential SqFt: 2,800	Lot Size Frontage: 105	Industrial Type:
Warehouse Sq Ft:	Lot Size Depth:	Retail Type: Free Standing
SqFt Price Min:	Lot Size Dimensions: 105x91x75	Special Purpose Type:
SqFt Price Max:	Above Ground Stories: 2	Total # of Drive in Doors:
Year Built: 1959	Basement Detail: Yes/Full, Unfinished, Walk-Out	Drive in door Max Hght:
Total # of Prkng Spc:	Fences:	Drive in door Min Hght:
Miscellaneous:	Location:	Total # of Dock Doors:
Freight Amenities:	Parking: On Site/Private	Dock Door Max Hght:
Heating Type: Hot Water/Steam, Radiant		Dock Door Min Hght:
Heating Fuel: Electric, Gas		Ceiling Height:
Roof: Other		Ceiling Height Max:
Water/Sewer: Public Water, Public Sewer		Ceiling Height Min:
Cooling Type: None		
Terms/Conditions:		
Cost: Other	Cost Per Month:	Cost Other:
Util/Owner Pays:	Cost Per SqFt:	
Util/Tenant Pays:		

Income & Expenses

Gross Rent:	Insurance:	Additional Expenses
Other Income:	Management:	Amount Expenses 1:
Total Gross Rent:	Maintenance:	Additional Expenses
Vacancy Allowance:	Heat:	Amount Expenses 2:
Cap Rate:	Electric:	Additional Expenses
Total Annual Expense:	Sewer/Water:	Amount Expenses 3:
Net Operating Income:	Trash/Rubbish:	Additional Expenses
Expense Information:	Miscellaneous:	Amount Expenses 4:
Annual RE Tax:	Lawn/Snow Maint:	Additional Expenses
	Reserves:	Amount Expenses 5:

Remarks: **OPEN YOUR BUSINESS AND COLLECT RENT ON 2 APARTMENTS. Great commercial property on Pennsylvania Ave offering a main level space of approximately 2800 sq ft of retail/office/commercial space with 2 impressive apartments that will add to your income. Collect rent on the attractive and well cared for 4 BR and 2 BR apartments and let that pay your mortgage while you run your business on the main level. Property also features an oversized 2 car garage, extra lot paved for parking and more.**

Office Information

List Agent: C10082/JJ Guida Airport Realty	(304) 748-2543	F:(304) 748-2523	http://www.jguidarealty.com
Co-Lister: C10132/Jamie Guida-Tate	(304) 748-2543	F:(304) 748-2523	jamie@jguidarealty.net
Showing Instruct: Use Showing Time Link	3047482543	List Type:	Exclusive Right
Showing Info: USE SHOWING TIME LINK	Internet Listing: Yes	Possession:	Time of Transfer
Buy Broker Comp: 2.4%	Show Addr to Client: Yes	Short Sale:	No
Other Comp: None	Ownership:	Court Ordered/PSO:	No
Available Finance:	Comp Explain:		
Broker Remarks:			

PARCEL 0081 (BLDG) IS .095 ACRE AND PARCEL 0080 (PARKING LOT) IS .068 ACRE. 1ST FLOOR HAS NO HEAT AND 2ND FLOOR IS ELEC RADIANT CEILING/NO AIR IN BUILDING. 2 AIR COMPRESSORS IN BSMT. SELLER SAYS YELLOW COMPRESSOR WORKS, BUT IS UNSURE IF GREY COMPRESSOR IS OPERATIONAL. SELLER IS WILLING TO SELL BUSINESS AND ALL EQUIPMENT IF BUYER WANTS. BUYER IS ADVISED TO PERFORM DUE DILIGENCE ON ANY INSPECTIONS INCLUDING, BUT NOT LIMITED TO: GROUND/SOIL/RUN OFF/WATER/AIR/BUILDING OR ANY ENVIRONMENTAL INSPECTIONS RELATING TO THE DRY CLEANING OPERATIONS/CHEMICALS, ETC. ON THE PREMISES IN THE PAST, PRESENT OR POSSIBLY FUTURE, HVAC, PLUMBING, WIRING, SURVEY, ASBESTOS, MOLD, RADON, WATER, GAS, ELECTRIC, ZONING, OR ANY OTHER INSPECTION WHATSOEVER. 2ND FLOOR IS VERY NICE WITH 2 APTS. ONE IS A 4 BR, 1.5 BATH AND OTHER IS 1-2 BR W/ 1 BATH. 2 CAR GARAGE.

Comparable Information [/](#)

Sell Agent:	Orig List Price: \$149,900	Financed:
Co Agent:	List Price: \$149,900	Sale Date:
Listing Comments:	Sale Price:	Closed By:
		Seller Paid Closing Costs:

Prepared By: Penny Scheel

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 09/10/2021