

639 BENONI AVENUE

Fairmont, WV 26554

\$45,000

COMMERCIAL / RESIDENTIAL VACANT LOT

Leasing Options Available

District: Fairmont Corp, Map 23, Parcel 79, Parcel ID: 24-03-0003-0079-0000

PRIME CORNER LOT AVAILABLE

304-612-2936



Discover the perfect opportunity to invest in a **vacant corner lot** zoned for **Neighborhood Mixed Use**. This property boasts **great potential** for development, whether you're envisioning a charming café, boutique shops, or a cozy residential space.

Key Features:

- **Ideal Location:** Situated in a bustling area with high foot traffic.
- **Family-Friendly:** Surrounded by a vibrant community of families.
- **Versatile Zoning:** Flexible options for both commercial and residential use.
- **Investment Potential:** A prime spot for future growth and development.

SIZING

Benoni Ave. Frontage: ~70 feet
Seventh St. Frontage: ~163 feet
Calculated Acres: 0.27
Shape: Irregular

TRAFFIC COUNTS

Fairmont Avenue

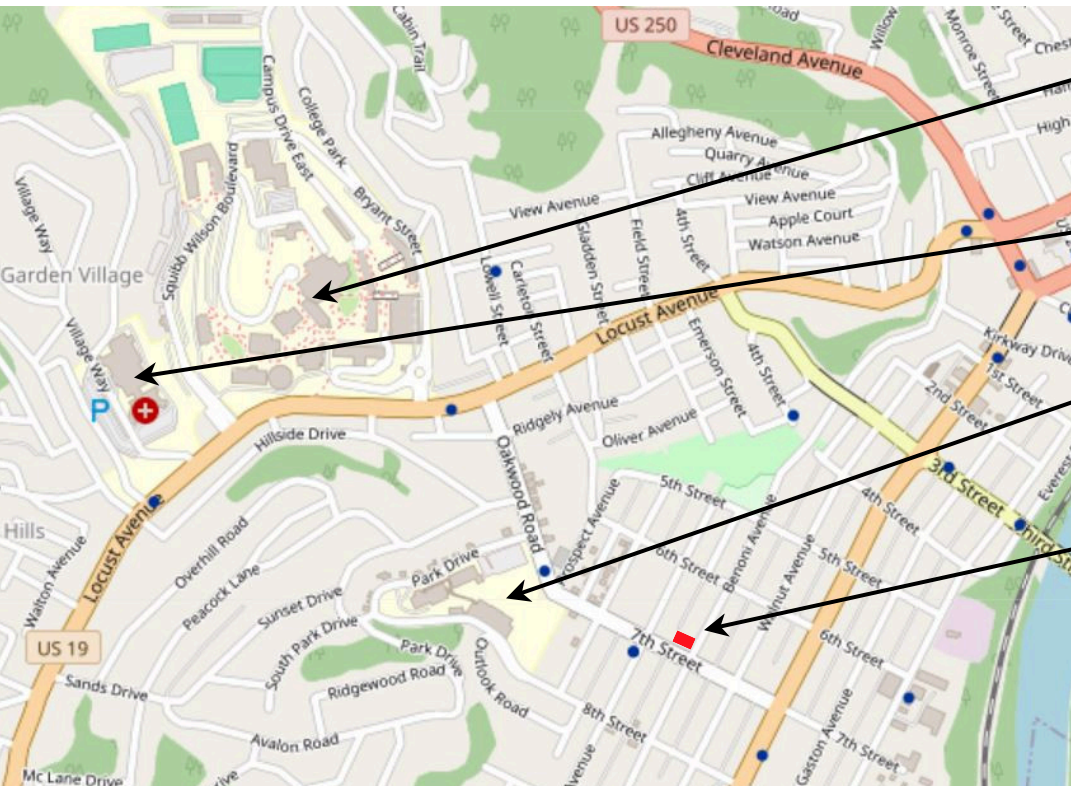
~12,600 AADT
2023

Seventh Street

~3,200 AADT
2023

Locust Avenue

~7,450
2023



Fairmont State University
~3,800 Student Enrollment
~36,000 Alumni
1.0 Mile

Fairmont Medical Center
~80 Inpatient Beds
A division of WVU Medicine
1.2 Miles

Fairmont Senior High School
~821 Student Enrollment
Grades 9-12
0.4 Mile

Proposed Site
639 Benoni Avenue
Vacant Lot (0.27 AC)

VIDEO



Blue C Real Estate
40 River Farms Drive
Fairmont, West Virginia 26554
Crystal Jacquez, Broker in Charge