



## Commercial/Industrial

**80 Riverside Drive** **MLS#:** 10134237  
**Fairmont WV 26554** **Subdivision:**  
**List Price:** \$1,200 **Area:** Marion/Fairmont  
**Status:** Active **Sold Price:**  
**Sold Date:**  
**County:** Marion

### Additional Photos



### General

Office SqFt  
Warehouse SqFt  
Retail SqFt  
Industrial SqFt  
Residential SqFt  
Total SqFt **2700**  
Lot Dimension **irr**  
Lot SqFt  
Frontage Feet **250**  
# of Acres **0.880000**  
Foundation Dimension  
Zoning Description **None**  
# of Units **1**  
# of Stories **1.00**  
# of Elevators  
Year Built **2000**  
Business Included  
Gross Income \$  
Operating Expenses \$  
Net Income \$  
Tax Amount \$ **\$0**  
Tax Year **2020**  
Deed Book **707**  
Deed Page **408**  
Zoning **None**  
District **Grant**  
Current Use **Gym**

### No. Units this Type:

**No. of Full Baths:**

**No. of Partial Baths:**

**Square Feet:**

**Monthly Rent:**

**Number Vacant:**

**Appliances Included:**

# of Restrooms **2**  
# of Docks  
# of Overhead Doors  
Ceiling Height  
Handicap Modified  
Traffic Count  
Max. Floor Load  
Insurance Expense \$  
Electric Expense \$  
Other Expense \$  
Vacancy Factor  
Management Expense \$  
Fuel Expense \$  
Water/Sewer Expense \$

**Studio** **1 BDRM** **2 BDRM** **3 BDRM** **4 BDRM**

Percent Leased  
Divisible  
Expandable **Yes**  
For Lease **Yes**

### Remarks

Great location for a business. Outside of city limits. Interstate visibility. Level parking lot to accommodate 50 to 100 vehicles. Additional space available.

### Directions:

i79 Exit 132, to Three Ways Drive, to Vinegar Hill Road, right onto Riverside Drive.

### Features

HEATING **Forced Air**  
COOLING **Central Air**

PARKING **50-100 Spaces**  
FLOORING **Concrete**



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