

Parry G. Petroplus, Broker



GREAT INVESTMENT OPPORTUNITY!

TOTAL SQFT	11,600	PARKING	54
1ST FLOOR	5,300	ACREAGE	0.67
2ND FLOOR	6,300	LEASE TYPE	NNN
BUILT IN	2019	\$3,300,000.00	
ZONING	COMMERCIAL		

Explore a profitable investment opportunity at 1053 Maple Drive, a well-positioned commercial property in Morgantown, WV, situated in the thriving Evansdale/Suncrest area. Located between Ruby Memorial Hospital and Mon General Hospital, this property offers a prime location with existing tenants and strong potential for additional income, making it an ideal investment choice.



Property Features

- \$1.2M IN EXISTING TENANT UPGRADES
- PREMIUM OFFICE & RETAIL SPACE
- HIGH QUALITY CONSTRUCTION
- EASILY ACCESSIBLE AND VISIBLE FROM R 705
- ACCESSIBILITY/PARKING ON 3 SIDES
- SITUATED OUTSIDE CITY LIMITS, AVOIDING B&O TAXES
- EASY INGRESS AND EGRESS ON 3 SIDES



SAMUEL BOSSIO, AGENT
 1-304-685-9809 | bossio@petroplus.com

