



COMMERCIAL LAND DEVELOPMENT
PROPERTY DEVELOPMENT AND RENTALS

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WESMON IV



829 FAIRMONT RD SUITE 202
MORGANTOWN, WV 26501

1030 Sq. Feet

PROPERTY FEATURES

Close proximity to interstate 179 Exit 152
Adjacent to The Westridge Development and
University Town Centre
Multi Tenant Property Moderate Daily Traffic
Landlord In-House Construction/Maintenance Crew



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PROPERTY FEATURES

Discover the potential of this versatile office space. This well-located property offers a professional setting with ample square footage, making it ideal for a variety of business needs.



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PROPERTY FEATURES

Whether you're looking to create a stylish retail store, a productive office environment, or something entirely unique, this property provides the flexibility to make it happen. Don't miss this opportunity to design a space that is truly your own, schedule a tour today.



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 **829 FAIRMONT ROAD SUITE 202**
MORGANTOWN, WV 26501

PUBLIC UTILITY INFORMATION

Utility Provider

Mon Power

MUB - Morgantown Utility Board

Hope Gas

MUB - Morgantown Utility Board

Republic Services

Customer Preference

Type

Power/Electric

Water

Gas

Sewer

Sanitation

Internet/Phone

PROPERTY FEATURES

Located at 829 Fairmont Road Suite 202 in Westover, West Virginia, this commercial property offers a versatile space suitable for various business needs. The suite is part of a well-maintained building, providing a professional environment for tenants. The interior layout is designed to accommodate both office and retail functionalities, ensuring flexibility for prospective occupants. High-speed internet connectivity and modern electrical systems are in place to support contemporary business operations.

INGRESS, EGRESS, AND PARKING

The property boasts convenient access, situated along Fairmont Road, a primary thoroughfare in Westover. This location ensures excellent visibility and ease of entry for clients and employees alike. Ample parking is available on-site, with designated spaces allocated for Suite 201. The parking area is designed to facilitate smooth traffic flow, allowing for straightforward ingress and egress. Additionally, the premises are compliant with ADA standards, featuring accessible entrances and parking spots to accommodate all visitors.

ZONING INFORMATION

The property at 829 Fairmont Road falls under the jurisdiction of Monongalia County's zoning regulations as well as the City of Westover. It is essential for potential tenants to consult with local zoning authorities to confirm that their intended business operations align with current zoning classifications and permitted uses. This due diligence will ensure compliance with all municipal codes and facilitate a seamless establishment of business activities at this prime location.



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