

SUBJECT DATA

Land/Site Description: The subject is a 0.768-acre site located at the intersection of US Route 50 and Hannas Road approximately 2.75 miles east of Romney in an area known locally as Sunrise Summit. The site lies on the south side of Route 50 and is above the road grade. The site has rectangular shape and a gradual uphill slope. The back of the lot runs with Peach Drive. The site has two entrances from Hannas Road and good visibility from Route 50. Available utilities include city water, city sewer and electric. The site has its own private water source from a spring. There is a private water tank and pump-house on the site. The site is not in a designated flood zone area.

Improvement Description: The subject is improved with a commercial retail and light manufacturing facility that currently serves as an auto parts dealership and automotive machine shop. The structure includes approximately 864 square feet of retail area, 240 square feet of office space, 3,344 square feet of parts storage, a 1,680 square foot machine shop, a 320 square foot loading dock and a 312 square foot mechanical room. There is also 1,680 square feet of loft storage above the machine shop. The original structure was a 46' x 80' concrete block cold storage structure with a 20' ceiling. The 48' x 23' single-story retail and parts storage structure was added later on. In 2004, the current owners renovated the cold storage building and added the machine shop, two restrooms, an office and the loading dock. A new concrete floor was poured at this time. Some renovations of the retail space were also completed. The retail space and machine shop has complete HVAC system. The 864 square feet of parts storage has oil fired hanging heaters. The remaining space is not heated. The exterior of the building has a combination of brick face (retail space), painted concrete block and T-111 siding. The block structure has a gabled roof that is covered with shingles. The newer addition has a flat roof. The building appears to be well maintained. The only sign of deferred maintenance was some missing soffit.

Additional Site Improvements: The site includes approximately 16, 000 square feet of asphalt parking and storage area and an advertising sign along Route 50.