

Agent Full

Moler Drive, Augusta, WV 26704

Active

Commercial Sale

\$499,900



Recent Change: **02/21/2022 : DOWN : \$525,000->\$499,900**

MLS #:	WVHS114634	Available SqFt:	958,320.00
Tax ID #:	NO TAX RECORD	Business Use:	Other
Ownership Interest:	Fee Simple	Year Built:	0
Sub Type:	Other		
Waterfront:	No		

Location

County:	Hampshire, WV	School District:	Hampshire County Schools
In City Limits:	No		

Taxes and Assessment

Tax Annual Amt / Year: 2018

Zoning: 0

Commercial Sale Information

Business Type:	Other	Potential Tenancy:	Single
Gross Income:	\$28,680	Building Total SQFT:	Assessor
Income Includes:	Other		

Building Info

Building Total SQFT:	Assessor	Construction Materials:	Aluminum Siding
		Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT:	22a / 958320sf / Assessor
Fencing Y/N:	No

Parking

Total Parking Spaces	0	Features:	Other Parking
----------------------	---	-----------	---------------

Interior Features

Interior Features:	Accessibility Features: None
--------------------	------------------------------

Utilities

Utilities:	No Cooling; Cooling Fuel: None; Heating: None; Heating Fuel: None; Hot Water: None; Water Source: Well; Sewer: No Septic System
------------	---

Remarks

Agent:	Rare offering of 20 acres riverfront mobile part. Currently operating as mobile home park with room for expansion. Excellent location close to center of the county with extensive frontage on Rt. 50 and AA Rogers Road as well as North River. Great spot for retail outlet, grocery or convenience store, gas station or mixed commercial us. 11 pad sites currently rented with 3 open spots, no current zoning in Hampshire County makes this a great buy. Seller requests proof of funds or pre-qual letter prior to viewing.
--------	---


Public:	Rare offering of 20 acres riverfront mobile part. Currently operating as mobile home park with room for expansion. Excellent location close to center of the county with extensive frontage on Rt. 50 and AA Rogers Road as well as North River. Great spot for retail outlet, grocery or convenience store, gas station or mixed commercial us. 11 pad sites currently rented with 3 open spots, no current zoning in Hampshire County makes this a great buy.
---------	---

Listing Office

Listing Agent:	Steven Bommarito (131968) (Lic# WV0024354)	(540) 551-2425
Listing Agent Email:	sbommar1@yahoo.com	

Responsible Broker: Craig See (82600) (Lic# CG488-WV)
Listing Office: [Pioneer Ridge Realty](#) (CAPTA1) (Lic# WVB190300523)
82 S W. Main St Ste, Romney, WV 26757-1700
Office Phone: (304) 359-2214
Office Email: craig@pioneeridgerealty.com

Showing

Appointment Phone:	(540) 551-2425	 - Schedule a showing.	
Showing Contact:	Agent	Lock Box Type:	None
Contact Name:	Steve Bommarito		
Showing Requirements:	Call First - Listing Agent, Schedule Online		
Showing Method:	In-Person Only		
Directions:	Rt. 50 east to the corner of Rt 50 and AA Rogers Rd		

Compensation

Buyer Agency Comp:	2% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$600,000	Previous List Price:	\$525,000
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	544 / 544
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Expiration Date:	02/21/23
Dual Agency:	No		
Sale Type:	Standard		
Listing Term Begins:	09/01/2020		
Listing Entry Date:	09/01/2020		
Possession:	Settlement		

© BRIGHT MLS - All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information is not guaranteed. Measurements are solely for the purpose of marketing, may not be exact, and should not be relied upon for loan, valuation, or other purposes. Copyright 2022. Created: 03/04/2022 09:23 AM



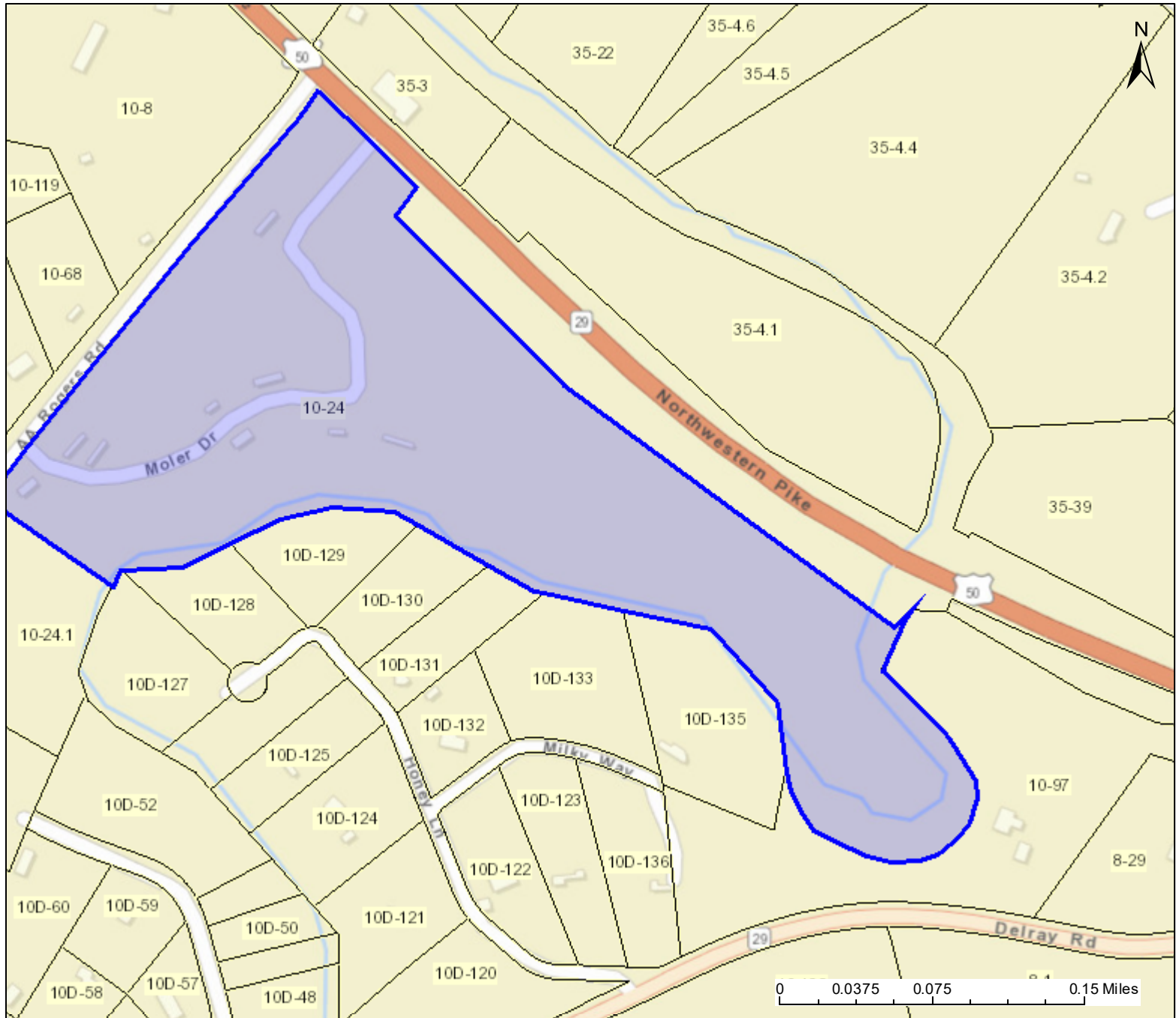
Golden Acres Mobile Home Park

Lot 1 -	\$205.00
Lot 2 -	\$205.00
Lot 3 -	\$205.00
Lot 4 -	Open
Lot 5 -	\$340.00
Lot 6 -	\$205.00
Lot 7 -	\$205.00
Lot 8 -	\$205.00
Lot 9 -	\$205.00
Lot 10 -	Open
Lot 11	Open
Lot 12	\$205.00
Lot 13	\$205.00
Lot 14	\$205.00

**BERG O BAR PROFIT AND LOSS ACCOUNT
TRAILORPARK RENTALS
FOR THE PERIOD**

	Notes	2021
INCOME		
Rental Income		45,000.00
	INCOME	45,000.00
EXPENSES		
Automobile Expense		110.00
Bank Service Charges		31.00
Cleaning and Janitorial		-
Insurance		1,250.00
Mortgage Interest		12,400.00
Land Scaping		360.00
Legal and Professional		-
Licences and Permits		450.00
Management Fee		-
Office Supplies		-
Part Time Help		-
Postage		-
Repair and Maintenance- Regular		1,150.00
Repair and Maintenance- Major		-
Snow Removal		650.00
Taxes County - Property		2,800.00
Utilities		1,020.00
Waste Managemnet		3,168.00
	EXPENSES	23,389.00
		<u>21,611.00</u>

PARCEL ID: 14-09-0010-0024-0000



Legend

☐ WVParcels

User Notes:

Map created on March 4, 2022

Owner(s):
MCBRIDE INVESTMENTS INC

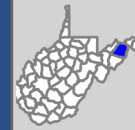
Address:
MOLER DR

Class Type:
Commercial

Legal Description:
20.478 AC NORTH RIVER DRS



WV Real Estate Assessment Data



[About](#) [New Search](#) [Structure Drawing](#)

Parcel ID 14-09-0010-0024-0000 Tax Year 2021 County Hampshire Date 3/4/2022
Root PID 14090010002400000000

Property Owner and Mailing Address

Owner(s) MCBRIDE INVESTMENTS INC
Mailing Address 11532 NORTHWESTERN PIKE, AUGUSTA, WV 26704

Property Location

Physical Address MOLER DR
E-911 Address See end of report for listing of multiple E-911 addresses for this parcel
Parcel ID 14-09-0010-0024-0000
County 14 - Hampshire
District 9 - Sherman District
Map [0010](#) (Click for PDF tax map)
Parcel No. 0024
Parcel Suffix 0000
Map View Link <https://mapwv.gov/parcel/?pid=14-09-0010-0024-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	219 / 729	20.480	21.59	20.478 AC NORTH RIVER DRS
			21.59	

Cost Value

Dwelling Value ---
Other Bldg/Yard Values \$25,270
Commercial Value \$0

Appraisal Value

Land Appraisal \$139,800
Building Appraisal \$24,900
Total Appraisal \$164,700

Building Information

Property Class C - Commercial
Land Use 213 - Mobile Home Park
Use Type

Living Area									
Cubic Feet									
# of Buildings (Cards)	1								
# of Units									
Bldg/ Card	Year Built	Stories	Units	CG	Exterior Wall	Construction Type	Commercial Basement	Square Feet	Building Value

Other Building and Yard Improvements

Bldg/ Card #	Line	Type	Year Built	CG	Units	Size	Area	Replace Cost	Adjusted Replace Cost
1	1	Poor Mobile Home Park Improvement	1975	22	13	x	1	\$25,130	\$24,890
1	2	Frame Utility Shed	1990	22	2	10x10	100	\$1,290	\$380
					15		101	\$26,420	\$25,270

Flood Zone Information

Learn more at [WV Flood Tool](#)

Acres (c.)	Risk	
21.59	High	This parcel appears to be in a HIGH RISK flood hazard zone.

E-911 Addresses

Address	City	State	Zip	Unit	Alternate Unit
1 MOLER DR	Augusta	WV	26704		No Unit
2 MOLER DR	Augusta	WV	26704		No Unit
3 MOLER DR	Augusta	WV	26704		No Unit
4 MOLER DR	Augusta	WV	26704		No Unit
5 MOLER DR	Augusta	WV	26704		No Unit
6 MOLER DR	Augusta	WV	26704		No Unit
7 MOLER DR	Augusta	WV	26704		No Unit
8 MOLER DR	Augusta	WV	26704		No Unit
9 MOLER DR	Augusta	WV	26704		No Unit
10 MOLER DR	Augusta	WV	26704		No Unit
11 MOLER DR	Augusta	WV	26704		No Unit

12 MOLER DR	Augusta	WV	26704	No Unit
13 MOLER DR	Augusta	WV	26704	No Unit
14 MOLER DR	Augusta	WV	26704	No Unit

Parcel History

Tax Year	Tax Class	Owner	Owner Address	Book/ Page	Legal Description	Land	Building	Total
2021	3	MCBRIDE INVESTMENTS INC	11532 NORTHWESTERN PIKE	219 / 729	20.478 AC NORTH RIVER DRS	\$139,800	\$24,900	\$164,700
			AUGUSTA , WV 26704					
2020	3	MCBRIDE INVESTMENTS INC	11532 NORTHWESTERN PIKE, AUGUSTA, WV 26704	219/ 729	20.478 AC NORTH RIVER DRS	\$139,800	\$24,900	\$164,700
2019	3	MCBRIDE INVESTMENTS INC	11532 NORTHWESTERN PIKE, AUGUSTA, WV 26704	219/ 729	20.478 AC NORTH RIVER DRS	\$133,500	\$24,600	\$158,100
2018	3	MCBRIDE INVESTMENTS INC	11532 NORTHWESTERN PIKE, AUGUSTA, WV 26704	219/ 729	20.478 AC NORTH RIVER DRS	\$133,500	\$24,600	\$158,100
2017	3	MCBRIDE INVESTMENTS INC	11532 NORTHWESTERN PIKE, AUGUSTA, WV 26704	219/ 729	20.478 AC NORTH RIVER DRS	\$127,100	\$24,500	\$151,600
2016	3	MCBRIDE INVESTMENTS INC	11532 NORTHWESTERN PIKE, AUGUSTA, WV 26704	219/ 729	20.478 AC NORTH RIVER DRS	\$133,500	\$24,500	\$158,000
2015	3	MCBRIDE INVESTMENTS INC	11532 NORTHWESTERN PIKE, AUGUSTA, WV 26704	219/ 729	20.478 AC NORTH RIVER DRS	\$139,800	\$18,600	\$158,400

Show/Hide Parcel History Prior to 2015