



270, 292 N. WASHINGTON ST & 268 WILKES ST
BERKELEY SPRINGS, WV 25411

MULTI-FAMILY INVESTMENT

IMPROVED FOUR-LANE ROAD
(THE BERKELEY SPRINGS INFRASTRUCTURE PROJECT)

9

✦ 292 N. WASHINGTON STREET

✦ 270 N. WASHINGTON STREET

12,628 VPD (2025)

BERKELEY SPRINGS HIGH SCHOOL

UNITED STATES POST OFFICE

7-ELEVEN

BERKELEY SPRINGS STATE PARK

✦ 268 WILKES STREET



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INVESTMENT OVERVIEW

268 WILKES ST & 270, 292 N. WASHINGTON ST
BERKELEY SPRINGS, WV 25411

SALE PRICE / \$1,900,000

GROSS BUILDING SIZE / 16,662 SQ FT

GROSS LOT SIZE / 0.62 (+/-) ACRE

Located in the heart of historic Berkeley Springs, this unique multi-family investment offering encompasses three income-producing properties at 268 Wilkes Street, 270 N. Washington Street, and 292 N. Washington Street. Together, the portfolio features a diverse mix of apartment configurations ranging from efficiency studios to larger multi-bedroom units, appealing to a broad tenant base. The properties blend historic charm and character with practical residential layouts, including the architecturally distinctive Washington Street Apartments and a former motel thoughtfully converted into residential units. With multiple buildings, established rental income potential, and a highly desirable location within one of West Virginia's most visited destinations, this offering presents an exceptional opportunity for investors seeking both stability and long-term growth potential.

Positioned just blocks from downtown amenities, the properties offer an ideal blend of small-town charm and regional accessibility. Tenants enjoy convenient access to the area's renowned shops, restaurants, spas, and tourist attractions.



SITE DESCRIPTION

- Portfolio includes multiple buildings situated on established residential lots within the Town of Bath Historic District area.
- Corner location at Wilkes Street and Union Street provides excellent accessibility and visibility for 268 Wilkes Street.
- Properties benefit from mature neighborhood surroundings and proximity to public services and amenities.
- Existing on-site parking available at select buildings.
- Centrally located within one of the region's most desirable residential and tourism markets.

LEGAL DESCRIPTION / ZONING / PARCEL MAP

- Inside city limits of Berkeley Springs
- Morgan County, Berkeley Springs Corp District, Tax Map 1A, Parcels 46, 47, 48, Deed Book 277, Pages 747, 749



FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to Aaron Poling at apoling@blackdiamondrealty.net or contact Black Diamond Realty at 304.901.7788.

A CNDA can also be forwarded via Authentisign for electronic signing convenience. You may indicate that preference via email.

UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Potomac Edison
Natural Gas	N/A
Water	Public - Berkeley Springs Water Works
Sewer	Public - Warm Springs Public Service District
Trash	Public
Cable/Internet	Multiple Providers

LOCATION

- Interstate 70 is located approximately 6 miles north in Hancock, Maryland, providing access in approximately 10 minutes.
- Interstate 81 is located approximately 25 miles east in Martinsburg, West Virginia, accessible in approximately 30–35 minutes.
- Convenient regional connectivity to Hagerstown, Martinsburg, Winchester, Harrisburg, Baltimore, and Washington, D.C.

WALKABILITY & LIFESTYLE

- “Park-your-car-and-relax” environment with everyday conveniences accessible on foot.
- Steps from Berkeley Springs’ thriving arts and culture scene, including galleries, live performances, and community events.
- Easy access to local dining destinations, specialty retailers, antique shops, and wellness-focused businesses.
- Desirable setting for residents seeking a small-town lifestyle with vibrant year-round activity.
- Strong appeal to tenants who value convenience, recreation, and historic character.

268 WILKES STREET - 6,518 (+/-) SQFT

Building Specifications/Unit Breakdown:

- Former mid-century motel converted to residential apartment use.
- Features compact efficiency-style units ideal for affordable housing demand.
- Open parking area retained from the property’s original motel design.
- Brick construction with low-maintenance exterior characteristics.
- Units include electric heating and wall-mounted air conditioning systems.

UNIT	UNIT TYPE
Unit 1	3 Bed / 2 Bath
Unit 2	Efficiency
Unit 3	Efficiency
Unit 4	Efficiency
Unit 5	Efficiency
Unit 6	Efficiency
Unit 7	Efficiency
Unit 8	Efficiency
Unit 9	Efficiency
Unit 10	Efficiency
Unit 11	Efficiency
Unit 12	Efficiency
Unit 14	Efficiency
Office	Efficiency
Basement	Wokshop / Storage

270 N. WASHINGTON STREET - 2,904 (+/-) SQFT

Building Specifications/Unit Breakdown:

- Historic two-story multi-family property operating as the Washington Street Apartments.
- Features traditional Italianate architectural influences including decorative eave brackets and a prominent two-story bay window.
- Multiple apartment configurations ranging from efficiency studios to approximately 1,050 (+/-) square foot three-bedroom units.
- Historic character combined with practical residential layouts.
- Electric baseboard and wall-mounted heating/cooling systems throughout various units.

UNIT	UNIT TYPE
Front Unit	2 Bed / 1 Bath
Apt A	3 Bed / 1 Bath
Apt B	1 Bed / 1 Bath
Apt C	Efficiency
Apt D	Efficiency
Apt E	Efficiency
Apt F / G	1 Bed / 1 Bath
Apt H	Efficiency
Workshop / Storage	900 SF Workshop / Storage

292 N. WASHINGTON STREET - 7,240 (+/-) SQFT

Building Specifications/Unit Breakdown:

- Two-story apartment building originally constructed circa 1925.
- Nine-unit apartment community with one and two-bedroom floor plans.
- Efficient unit layouts designed to serve workforce and affordable housing demand.
- Traditional stucco exterior and compartmentalized apartment designs.
- Electric baseboard heating throughout the property.

UNIT	UNIT TYPE
Retail	Retail Space (1,959 SF GBA)
Apt 103	2 Bed / 1 Bath
Apt 104	1 Bed / 1 Bath
Apt 105	1 Bed / 1 Bath
Apt 201	2 Bed / 1 Bath
Apt 202	2 Bed / 1 Bath
Apt 203	2 Bed / 1 Bath
Apt 204	2 Bed / 1 Bath
Apt 205	2 Bed / 1 Bath



270 N. Washington Street.



270 N. Washington Street.



292 N. Washington Street.



292 N. Washington Street.





268 Wilkes Street.



268 Wilkes Street.



270 N. Washington Street & 292 N. Washington Street.



270 N. Washington Street & 292 N. Washington Street.

MARKET & DEMAND DRIVERS

Berkeley Springs continues to be one of West Virginia's most recognizable tourism and lifestyle destinations, drawing visitors year-round with its renowned mineral springs, historic charm, outdoor recreation, and vibrant arts community. As the county seat of Morgan County, the town serves as a regional hub for commerce, healthcare, government services, and hospitality employment. The area's growing popularity among retirees, remote workers, weekend travelers, and outdoor enthusiasts has contributed to sustained demand for rental housing and investment properties. Limited housing inventory within walking distance of downtown amenities creates a competitive rental environment and supports long-term occupancy.

Berkeley Springs' strategic location within driving distance of Washington, D.C., Baltimore, Northern Virginia, and central Maryland continues to attract new residents seeking a more affordable and lifestyle-oriented community. Tourism remains a significant economic driver, generating consistent activity for local businesses, restaurants, lodging establishments, and service providers. The town's designation as a historic spa destination and its reputation as an arts and wellness community further strengthen its appeal to both visitors and permanent residents. Nearby recreational assets, including Cacapon Resort State Park and the Potomac River region, provide additional demand from outdoor recreation enthusiasts. With a strong tourism economy, limited downtown housing supply, and continued regional growth throughout the Eastern Panhandle, Berkeley Springs offers investors exposure to multiple demand drivers that support long-term real estate performance.

<https://wvtourism.com/berkeley-springs>



Country Inn of Berkeley Springs



Berkeley Springs State Park



Ice House Art Center

SHOPPING & LOCAL RETAIL

Downtown Berkeley Springs offers a unique shopping experience centered around locally owned boutiques, specialty retailers, antique stores, galleries, and artisan businesses. The walkable downtown district attracts both residents and tourists seeking distinctive products and authentic small-town charm.

Berkeley Springs Antique Mall is one of the area's most popular destinations, featuring thousands of square feet of antiques, collectibles, vintage décor, and specialty merchandise that attract shoppers from across the Mid-Atlantic region.

Downtown Washington Street & Fairfax Street Retail District is lined with independent boutiques, art galleries, gift shops, bookstores, specialty food retailers, and wellness-focused businesses, creating a vibrant shopping environment that supports year-round foot traffic.

DINING & CULINARY SCENE

Berkeley Springs has developed a reputation as a culinary destination, offering an impressive selection of locally owned restaurants, cafés, bakeries, and farm-to-table dining experiences. The diverse restaurant scene serves both residents and the steady influx of visitors exploring the town.

Lot 12 Public House is widely regarded as one of the premier dining destinations in the region, known for its elevated comfort cuisine, seasonal menus, craft cocktails, and upscale atmosphere.

The Country Inn Restaurant & Morgan Tavern has been a staple of Berkeley Springs hospitality for decades, offering traditional American fare, regional specialties, and a historic dining setting in the heart of downtown.

Fairfax Coffee House serves as a popular gathering place for residents and visitors alike, offering specialty coffee, breakfast items, baked goods, and a welcoming community atmosphere throughout the day.

HISTORIC CHARACTER & CULTURAL HERITAGE

Known as America's first spa town, Berkeley Springs has welcomed travelers seeking the therapeutic benefits of its mineral waters for centuries. The community's rich history, preserved architecture, and cultural landmarks contribute significantly to its enduring appeal and economic vitality.

Berkeley Springs State Park serves as the centerpiece of downtown and features the famous warm mineral springs, Roman Bath House, George Washington's historic bathing tub, and wellness facilities that continue to attract visitors from across the country.

Historic Downtown Berkeley Springs showcases beautifully preserved architecture, historic inns, churches, and civic buildings that reflect the community's long-standing role as a destination for tourism and relaxation dating back to the 18th century.

ARTS, ENTERTAINMENT & COMMUNITY LIFE

Berkeley Springs is nationally recognized for its thriving arts community and year-round calendar of cultural events, performances, exhibitions, and festivals. The creative atmosphere contributes to a vibrant downtown experience and supports strong visitation throughout the year.

The Ice House Creative Arts Center, home to the Morgan Arts Council, hosts art exhibitions, live music performances, theater productions, workshops, and community events that draw artists and visitors from across the region.

The Historic Star Theatre provides a nostalgic entertainment experience as one of the area's beloved independent movie theaters, offering a unique downtown attraction that has served generations of residents and visitors.

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



5,003

Total
Population



321

Businesses



5,080

Daytime
Population



\$227,140

Median Home
Value



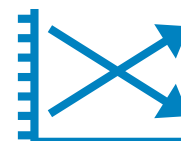
\$32,037

Per Capita
Income



\$62,123

Median
Household
Income



0.1%

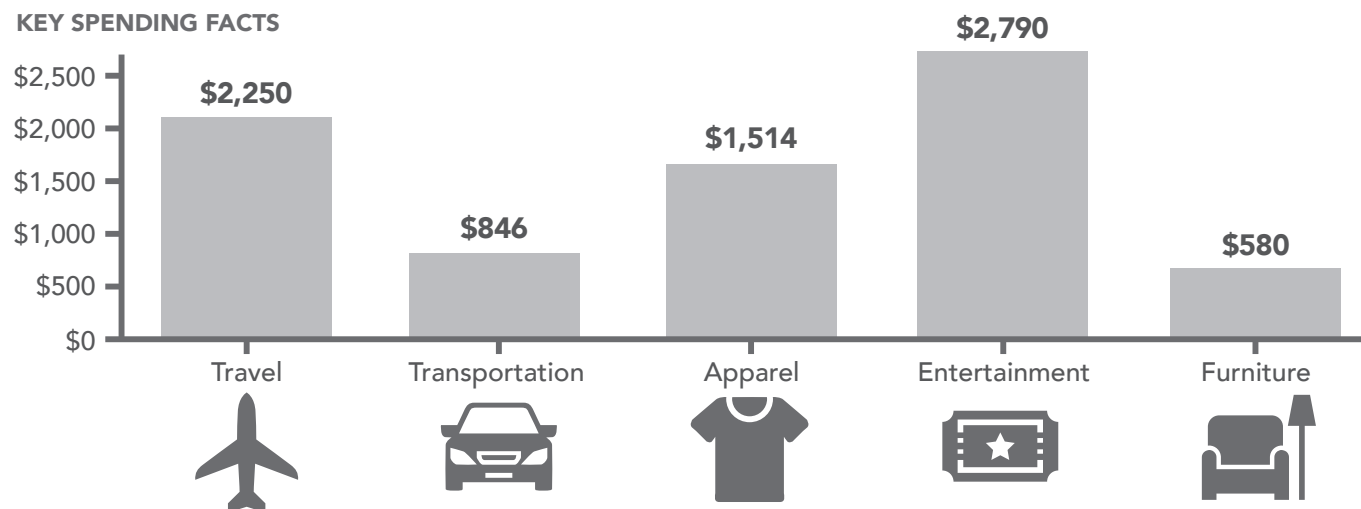
2025-2030
Pop Growth
Rate



30,099

Housing Units
(2020)

KEY SPENDING FACTS



5 MILE RADIUS



8,173

Total
Population



370

Businesses



7,286

Daytime
Population



\$234,431

Median Home
Value



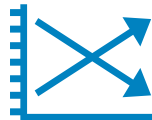
\$33,380

Per Capita
Income



\$65,162

Median
Household
Income



0.0%

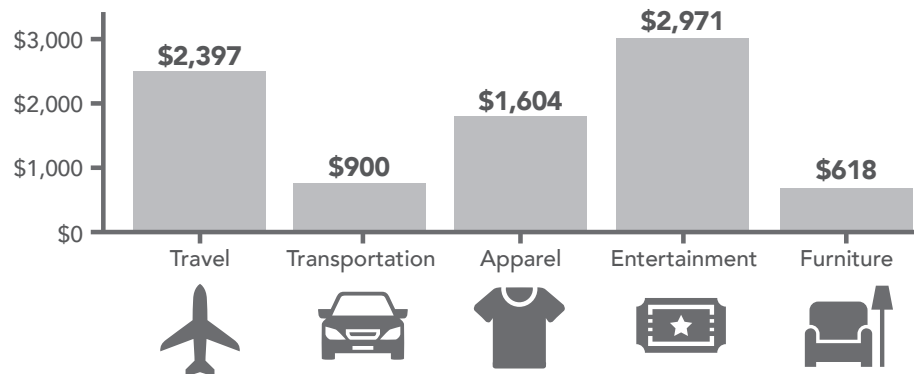
2025-2030
Pop Growth
Rate



38,527

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



22,692

Total
Population



693

Businesses



17,818

Daytime
Population



\$264,628

Median Home
Value



\$37,451

Per Capita
Income



\$71,617

Median
Household
Income



0.2%

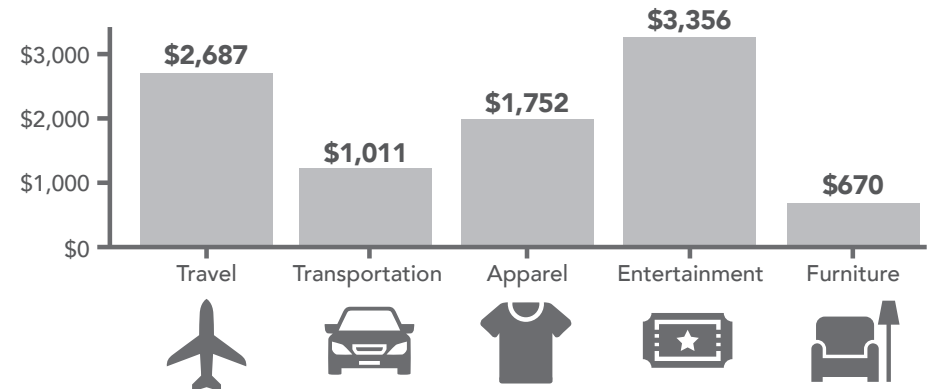
2025-2030
Pop Growth
Rate



51,187

Housing Units
(2020)

KEY SPENDING FACTS



LOCATION OVERVIEW

MORGAN COUNTY

Morgan County, West Virginia, is a gem in the Eastern Panhandle, blending natural beauty with a thriving business environment. Best known for its famous warm springs in Berkeley Springs State Park, the county has long been a destination for relaxation and wellness, attracting visitors and entrepreneurs alike. Conveniently located near Washington, D.C., and Baltimore, it offers businesses easy access to major markets with lower costs. A thriving tourism industry, supportive local government, and growing sectors like manufacturing and technology make it a prime spot for business growth. Combining opportunity, affordability, and quality of life, Morgan County is an ideal place to start or expand a business.

Morgan County has a total population of 17,289 and a median household income of \$60,691. Total number of businesses is 504.

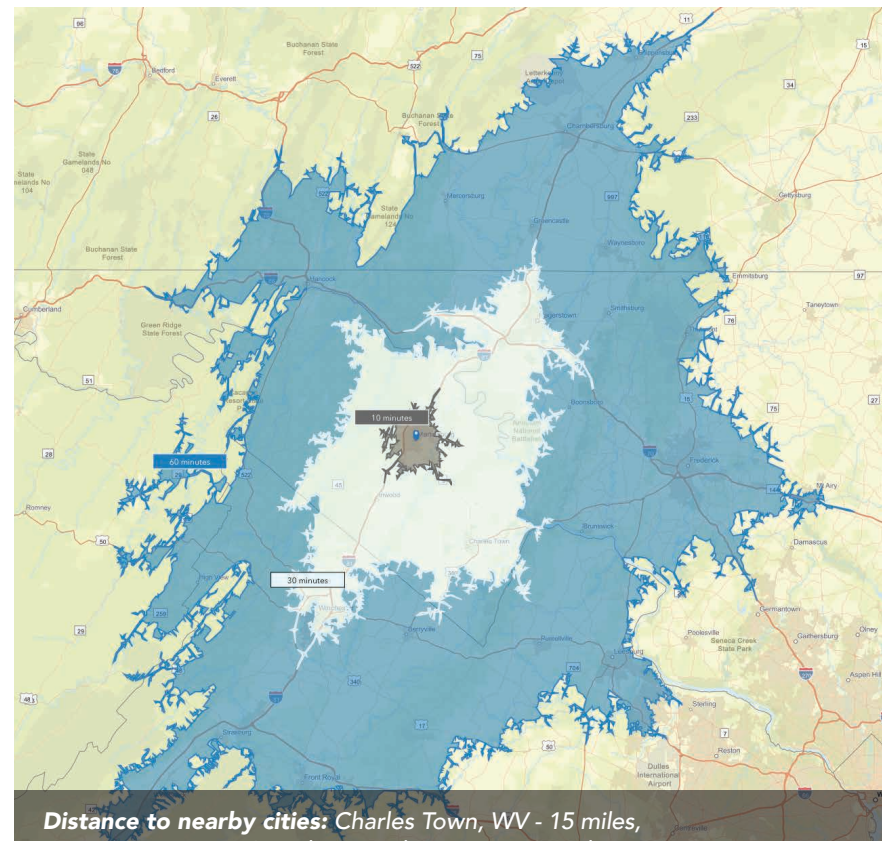
The City of Berkeley Springs has a total population of 808 and a median household income of \$38,275. Total number of businesses is 147.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



Morgan County, WV Berkeley Springs City Limits Subject Locations

DRIVE TIME



Distance to nearby cities: Charles Town, WV - 15 miles,
Hagerstown, MD - 24 miles, Winchester, VA - 25 miles,
Frederick, MD - 40 miles, Leesburg, VA - 42 miles,
Washington, DC - 77 miles, Baltimore, MD - 95 miles.





The Google aerial above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star, 270, 292 N. Washington Street & 268 Wilkes Street.

The Berkeley Springs Infrastructure Project is designed to improve traffic flow and connectivity with a new four-lane road, three bridges, upgraded intersections, and a new Route 9 interchange. Once complete, this infrastructure investment will support local mobility, reduce congestion, and promote safer, more efficient travel for residents, businesses, and visitors.

- ① Reed's Pharmacy
- ② Widmyer Elementary School
- ③ Dollar General
- ④ Berkeley Springs High School
- ⑤ Thrift Store
- ⑥ Charlotte's Cafe
- ⑦ Roy's Service Center
- ⑧ CNB Bank
- ⑨ The Country Inn of Berkeley Springs
- ⑩ Berkeley Springs State Park
- ⑪ Berkeley Springs Antique Mall, Fairfax Coffee House
- ⑫ Berkeley Springs Farmers Market
- ⑬ Berkeley Springs Volunteer Firehouse
- ⑭ 7-Eleven
- ⑮ United States Postal Service
- ⑯ The Berkeley Springs Infrastructure Project



Aerial View of the Property Facing East.



 **268 WILKES STREET**

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 **270 N. WASHINGTON STREET**

 **292 N. WASHINGTON STREET**

Aerial of the Property Facing West.

ICE HOUSE CREATIVE ARTS CENTER

12,628 VPD (2025)

 **268 WILKES STREET**

7-ELEVEN

 **270 N. WASHINGTON STREET**

 **292 N. WASHINGTON STREET**

Aerial View of the Property Facing South.

UNITED STATES POST OFFICE

 **292 N. WASHINGTON STREET**

 **270 N. WASHINGTON STREET**

 **268 WILKES STREET**

7-ELEVEN

Aerial of the Property Facing North.



FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

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**All information is believed to be accurate but not guaranteed. More information is available upon request.*