



FOR SALE
INDUSTRIAL / SPECIAL PURPOSE
MARKETING FLYER



102 FOURTH STREET
TERRA ALTA, WV 26764



 **102 FOURTH STREET**

TERRA ALTA

FIRE DEPARTMENT

BFS GAS STATION

TERRA ALTA/EAST PRESTON SCHOOL

FAMILY DOLLAR

DOLLAR GENERAL

TABLE OF CONTENTS

Property Overview / Specifications

Introduction of property and specifications of the building, utilities and access.

02

Location Analysis / Google Map

Detailed description, Google Map photo of the location and its proximity to surrounding businesses.

04

Demographics

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

06

Interior Photos

Interior photos of building.

08

Exterior Photos

Exterior photos of the property from various angles.

14

Aerial Photos

Aerial photos of the property from various heights and angles.

16

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INDUSTRIAL / SPECIAL PURPOSE FOR SALE

102 FOURTH STREET TERRA ALTA, WV 26764

SALE PRICE / \$455,000

GROSS BUILDING SIZE / 8,872 (+/-) SQ FT

GROSS LOT SIZE / 1.105 (+/-) ACRES

**PROPERTY TYPE / INDUSTRIAL, SPECIAL
PURPOSE**

CITY LIMITS / INSIDE

**PROPERTY HIGHLIGHTS / OVERHEAD DOOR,
LOADING DOCK, PULL-AROUND PARKING
AREA, SIGNAGE OPPORTUNITIES, LARGE
OPEN ROOMS, VERSATILE USE, EQUIPPED
WITH 3-PHASE POWER, STORAGE AREAS**

Located at 102 Fourth Street in Terra Alta, West Virginia, this versatile industrial/special purpose property presents an excellent opportunity for investors, owner-users, or organizations seeking a flexible facility with strong functionality and redevelopment potential. Situated on 1.105 (+/-) acres, the property features an 8,874 (+/-) square foot two-story building originally designed for industrial use and later converted into a community center, offering a unique combination of open space, office potential, and adaptable infrastructure.

The property is situated just off of Route 7, the main thoroughfare through Terra Alta and the midway point between Kingwood and Oakland. With its adaptable layout, industrial access points, strong site functionality, and central Terra Alta location, 102 Fourth Street offers a rare opportunity to acquire a property capable of serving multiple business models while providing long-term investment value.

FOR SALE

INDUSTRIAL / SPECIAL PURPOSE - LOCATED 300' FROM ROUTE 7

102 FOURTH STREET · TERRA ALTA, WV 26764 · 8,372 (+/-) SQUARE FEET

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The first floor consists of 6,218 (+/-) square feet and is designed to support a variety of operational needs, with multiple large open areas, flexible room configurations, and varying ceiling heights throughout the building that allow for diverse industrial, warehouse, light manufacturing, distribution, office, or institutional uses. The second floor provides an additional 2,624 (+/-) square feet, ideal for administrative offices, meeting rooms, training areas, or supplemental workspace.

The property retains several key industrial features, including an overhead door and loading dock, providing efficient access for shipping, receiving, and operational logistics. The paved parking lot is designed with convenient drive-through circulation, allowing vehicles to enter and exit without the need to turn around—an especially valuable feature for delivery vehicles, service trucks, and larger commercial traffic. The building is equipped with 3-phase power.

Originally built in 1980, the building has been well maintained and benefits from a new HVAC system installed in 2018, offering improved energy efficiency and modern climate control. While the current interior build out reflects its most recent use as a community center, the structure can be readily converted back to a traditional industrial facility with office space, making it highly attractive for a wide range of commercial users.

LEGAL DESCRIPTION / ZONING

- Located within the city limits of Terra Alta, WV
- Situated in the Terra Alta District of Preston County
- Property consists of one irregular shaped parcel
- Parcel identification: Terra Alta District (17), Map 6, Parcel 41-0002
- No zoning

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Available, but not currently connected
Water	City of Terra Alta
Sewer	City of Terra Alta
Trash	Sunrise Sanitation or Republic Services
Cable/Internet	Available, but not currently connected

INGRESS / EGRESS

The property features a paved parking lot with two access points along Fourth Street, allowing for convenient drive-through circulation without the need to turn around. The lot provides parking for approximately 12–15 vehicles.

POTENTIAL BUSINESS IDEAS

- Cafe
- Sandwich shop
- Book store
- Event space
- Antique emporium
- Data center
- Machine shop
- Grocery store

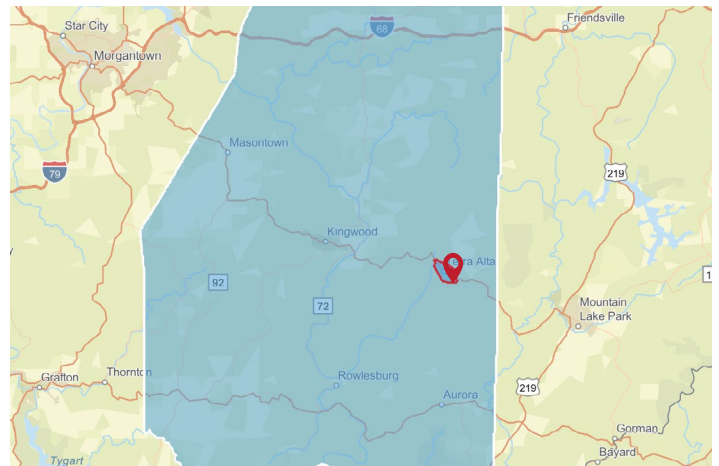
LOCATION ANALYSIS

Preston County is located in north central West Virginia, bordering Maryland and Pennsylvania. Its county seat is Kingwood which is in the heart of Preston County, and offers a small town life in a beautiful mountain community. Preston County's picturesque, rural setting is only a short distance to several major metropolitan areas. Preston County is part of the Morgantown, WV Metropolitan Statistical Area, and is the southernmost county of the Pittsburgh media market.

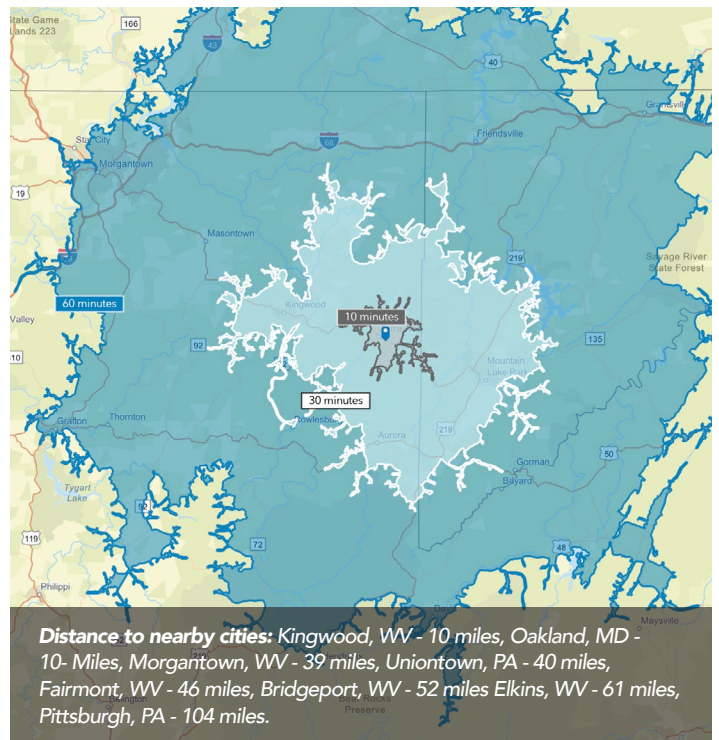
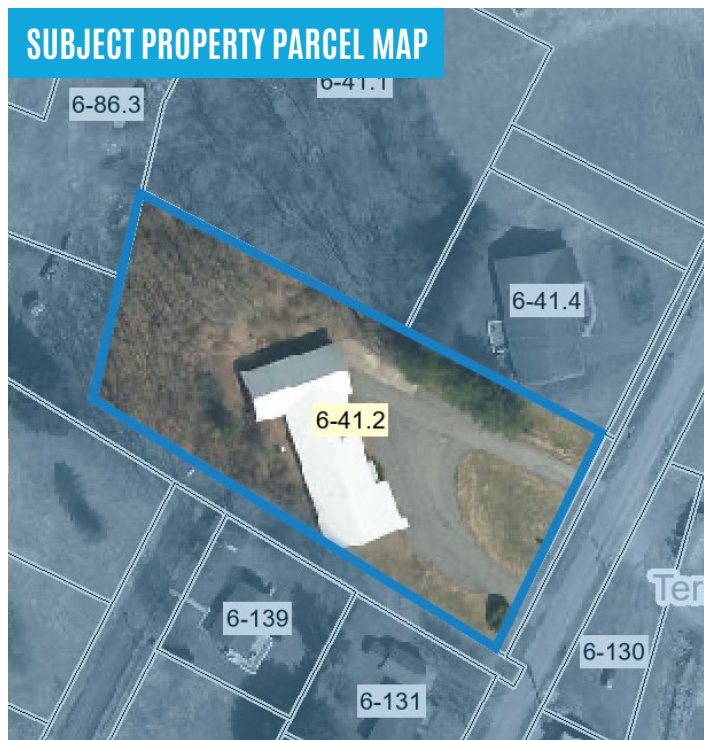
Preston County has a total population of 34,243 and a median household income of \$62,624. Total number of businesses is 828.

The **City of Terra Alta** has a total population of 4,327 and a median household income of \$56,469. Total number of businesses is 111.

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

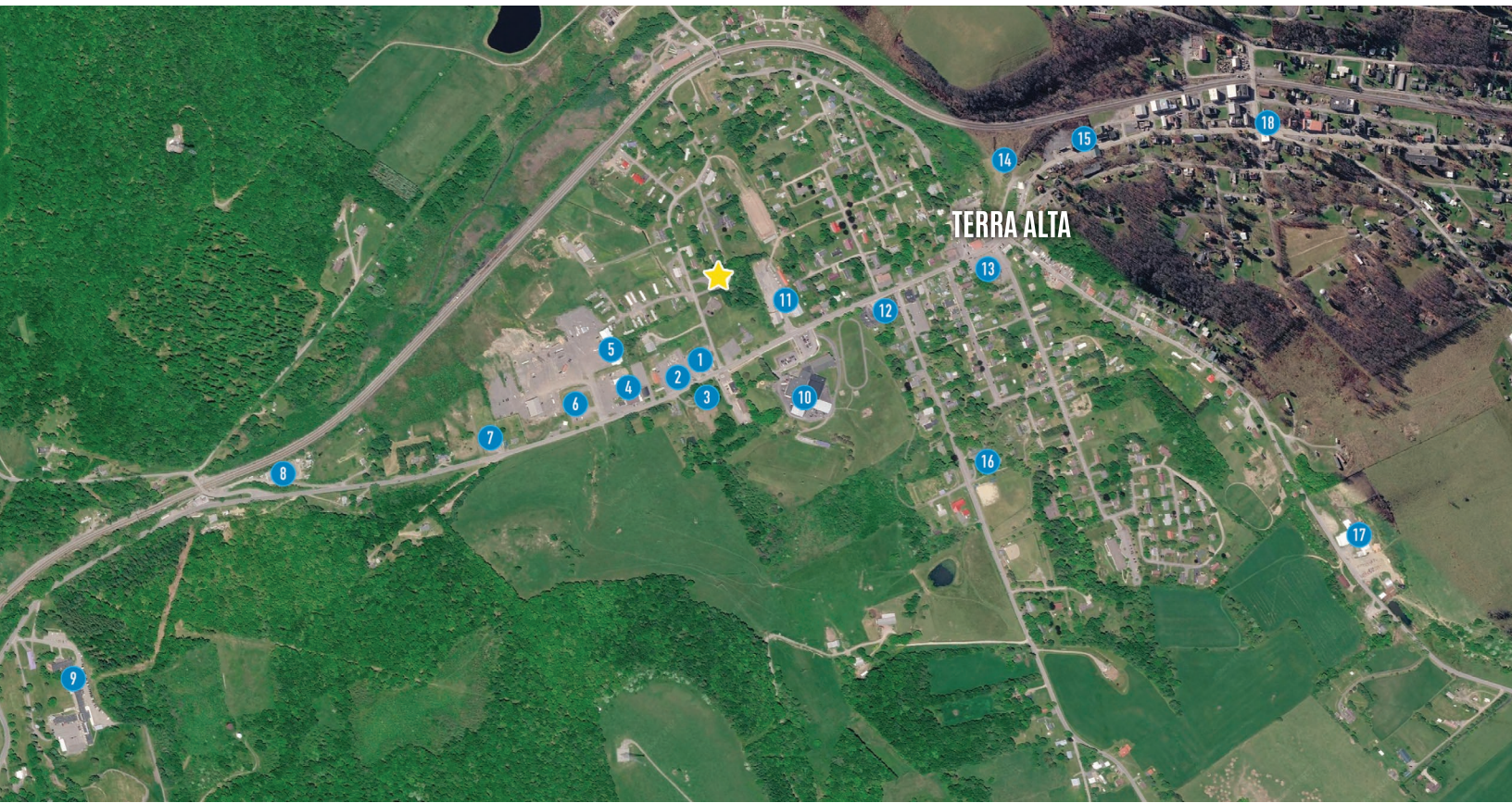


■ Preston County, WV ■ Terra Alta City Limits 📍 Subject Location



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GOOGLE EARTH PHOTO



The Google earth image above highlights several surrounding businesses and amenities. The subject property at 102 Fourth Street has been referenced with a yellow star.

- | | |
|----------------------------------|------------------------------|
| ① BFS Gas Station, Subway | ⑪ Terra Alta Fire Department |
| ② Dairy Queen Grill & Chill | ⑫ Clear Mountain Bank |
| ③ Family Dollar | ⑬ Terra Alta Public Library |
| ④ Ball Outlet | ⑭ Veterans Memorial Park |
| ⑤ Ball Auction | ⑮ Shorthorns Tavern & Grill |
| ⑥ Dollar General | ⑯ Terra Alta Community Park |
| ⑦ Insurance Centers | ⑰ Preston Farmers Market |
| ⑧ Delano's Flooring | ⑱ Groves Hardware |
| ⑨ Majestic Care of Hopemont | |
| ⑩ Terra Alta/East Preston School | |

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



2,743

Total Population



90

Businesses



2,388

Daytime Population



\$133,929

Median Home Value



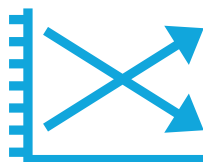
\$26,971

Per Capita Income



\$51,688

Median Household Income



-0.0%

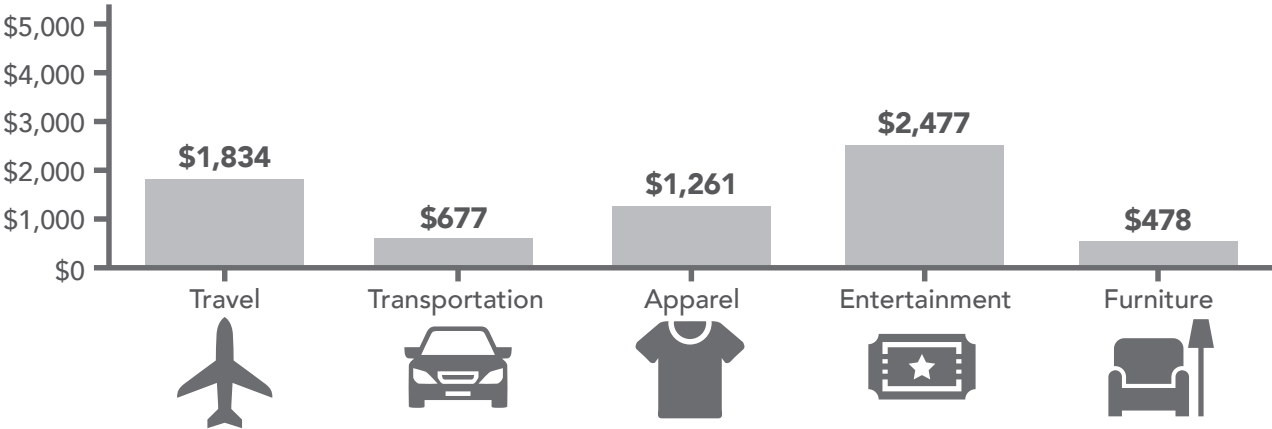
2025-2030 Pop Growth Rate



1,431

Housing Units (2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



4,230

Total
Population



110

Businesses



3,434

Daytime
Population



\$174,524

Median Home
Value



\$29,823

Per Capita
Income



\$65,267

Median Household
Income



-0.1%

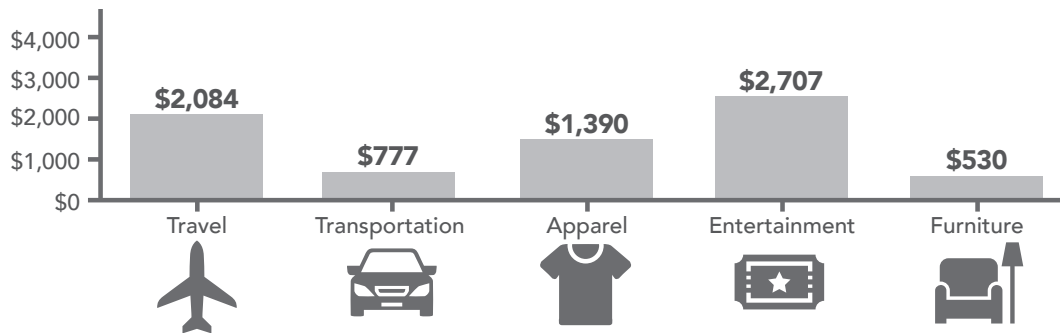
2025-2030
Pop Growth
Rate



2,383

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



19,909

Total
Population



1,158

Businesses



21,445

Daytime
Population



\$197,216

Median Home
Value



\$34,283

Per Capita
Income



\$62,260

Median Household
Income



-0.2%

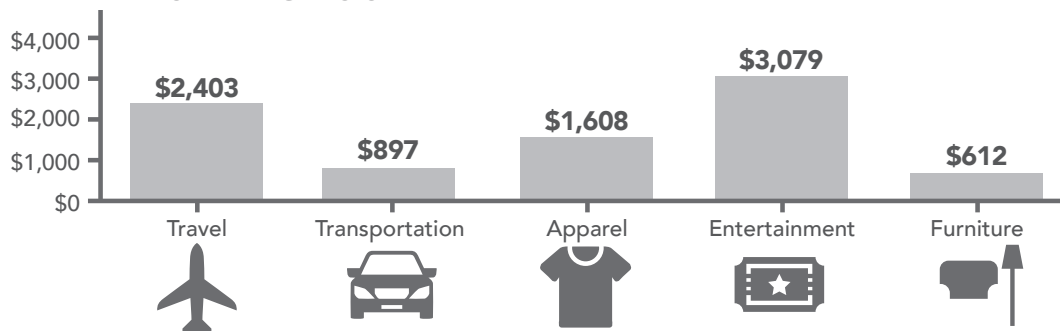
2025-2030
Pop Growth
Rate



10,520

Housing Units
(2020)

KEY SPENDING FACTS



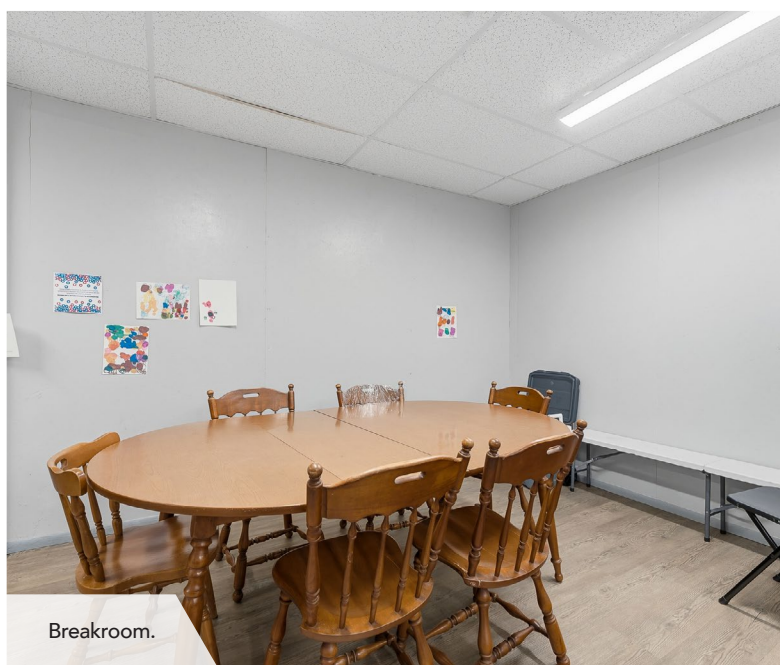
INTERIOR PHOTOS



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Office.



Breakroom.



Breakroom.

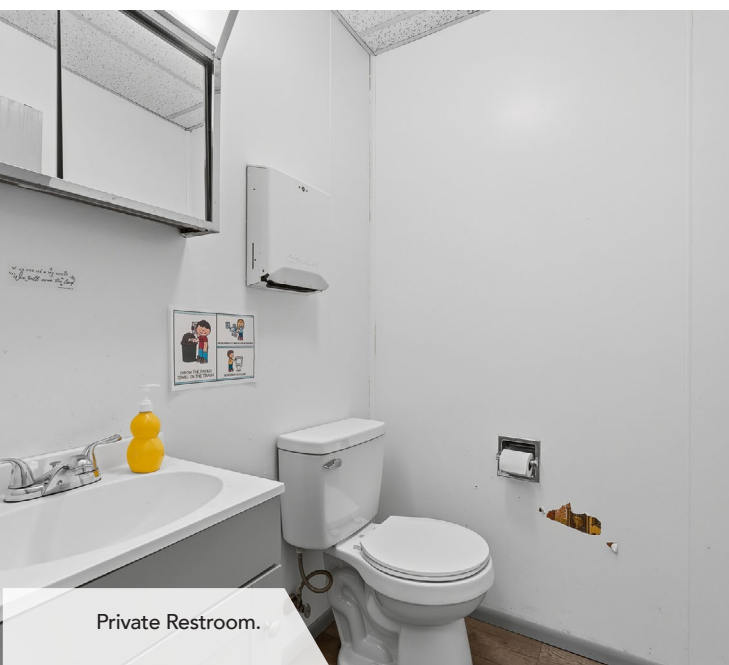
INTERIOR PHOTOS



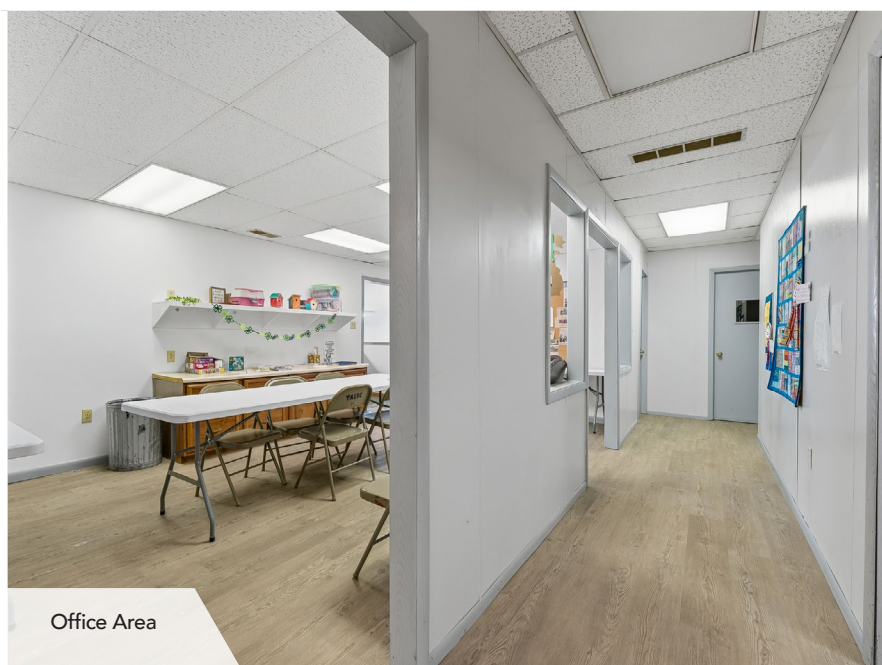
Office.



Storage Room.



Private Restroom.



Office Area

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Open Community Area.



Open Community Area.



Open Community Area.

INTERIOR PHOTOS



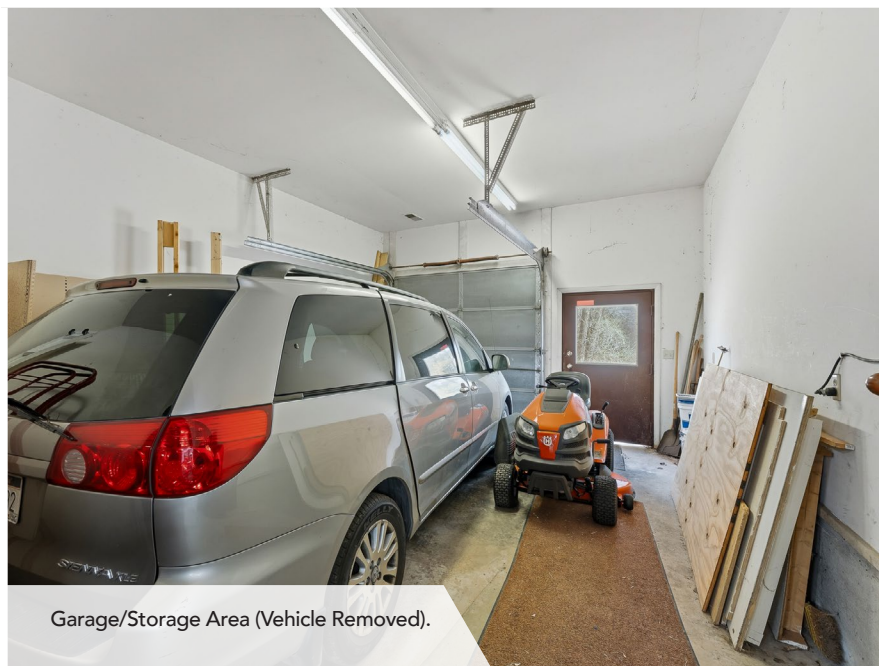
Garage/Storage Area.



Office/Storage.

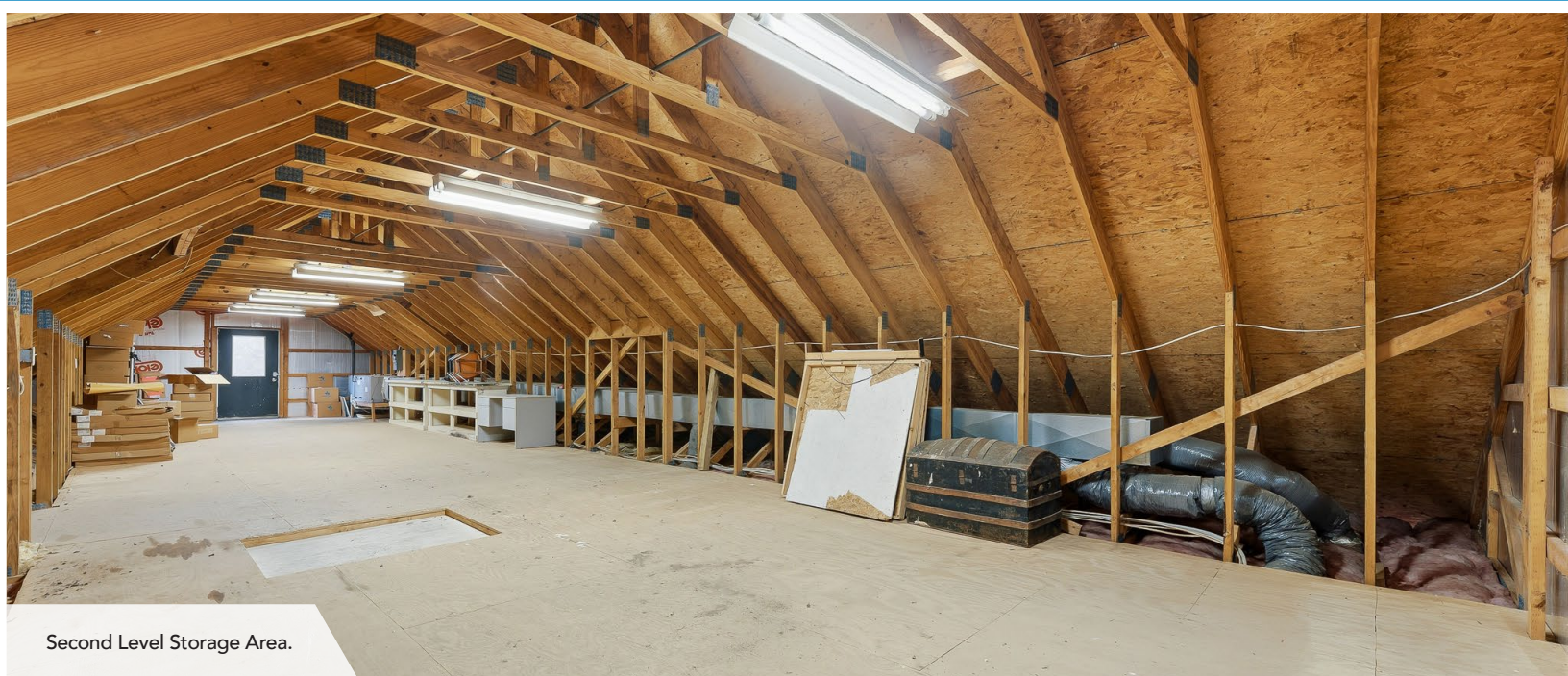


Utility Room.



Garage/Storage Area (Vehicle Removed).

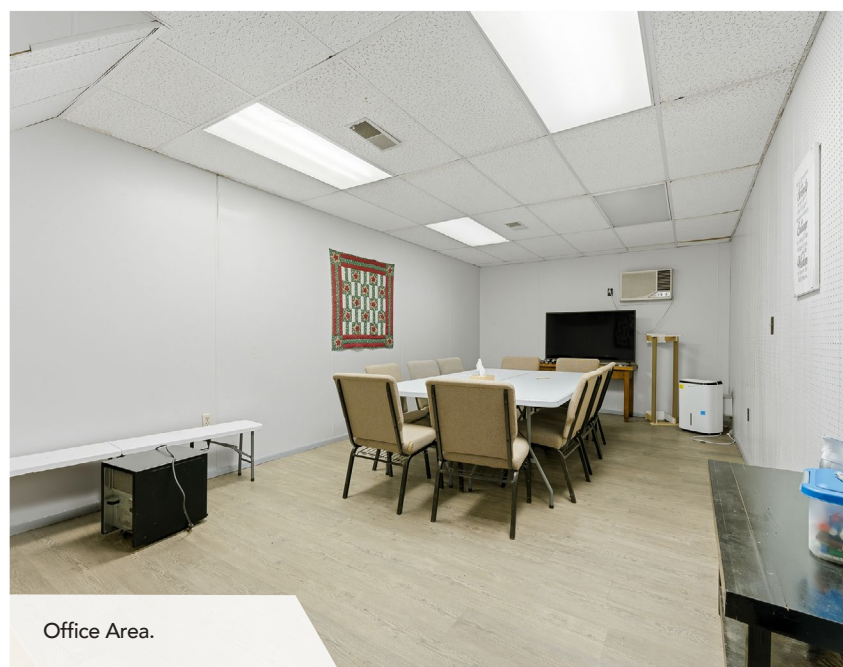
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Second Level Storage Area.



Second Level Office Area.



Office Area.

EXTERIOR PHOTOS



Front of Building.



Back and Side of Building.



Front of Building.

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Front of Building.



Back of Building.



View of Building from Fourth Street.

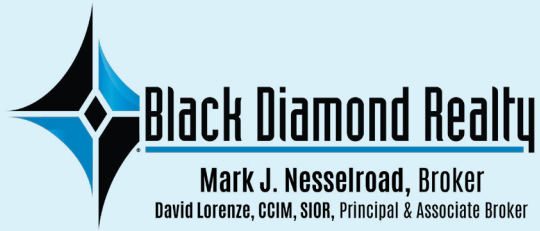
AERIAL PHOTOS



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Aerial of the Property Facing Northwest.



CONTACT

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