



WEST VIRGINIA DEVELOPMENT OFFICE  
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## AVAILABLE SPACE MAPCO COAL BUILDING



### LOCATION

**Address:** 117 - 127 North Street  
Bluefield, WV 24701

**Located in City Limits:** Yes

**Zoning:** Central Business

**County:** Mercer

**Flood Hazard Zone:** Location is NOT WITHIN any identified flood hazard area

### SIZE

**Total Square Feet Available:** 7,700

**Number of Floors:** Two

**Available Square Feet Per Floor:** 5,300 main floor; 2,400 basement

**Will Owner Subdivide Space:** No

**Acreage:** 1.6

### SPECIFICATIONS

**Former Use of the Building:** Office space

**If Former Call Center, how many Work Stations:** N/A

**Broadband Service Available:** Yes

**Proximity to Point of Presence (POP):**

**Number of Parking Spaces:** 60+

**Redundant Power Supply:** None

**Redundant Telephone Service:** None

**Security System Installed:** No

**Sprinkler System Installed:** No

**Date of Construction:** 1950, renovated in 1980

**Elevators:** None

**ADA Compliant Restrooms:** No

**HVAC System:** Electric heat and air conditioning

**Build-Out Required:** No

**Annual Taxes:** City and Stormwater \$1,360 per year;  
Property \$6,450 per year

### UTILITIES

**Electricity:** Appalachian Power Company

**Gas:** Bluefield Gas (service adjacent to property)

**Water:** West Virginia American Water

**Sewer:** Sanitary Board of Bluefield

**Telephone:** Frontier

### FOR SALE/LEASE

**Sale Price:** \$250,000 Negotiable

**Lease Rate:** For sale only

**Availability:** Immediate

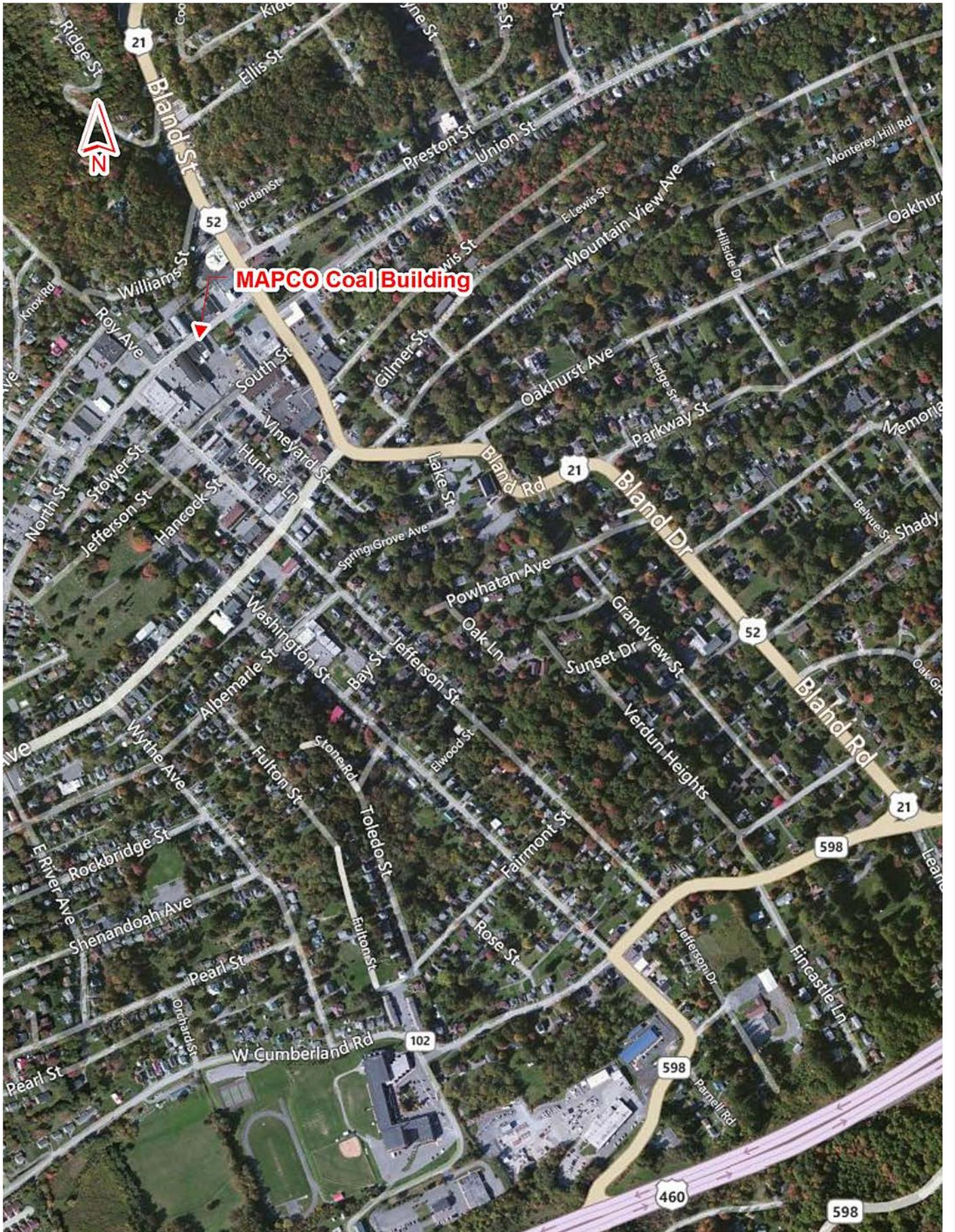
## FOR FURTHER INFORMATION CONTACT

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**Disclaimer:** The information contained herein is from multiple sources and is provided as a convenient guide. It is deemed reliable, but is not guaranteed, and is subject to change without notice. It is your responsibility to independently confirm its accuracy and completeness.







**BUILDING LOCATION IN BLUEFIELD, WEST VIRGINIA**





**OFFICE SPACE**



**OFFICE SPACE**



**OFFICE SPACE**



**OFFICE SPACE**



**OFFICE SPACE**



**KITCHEN**