

# 1020 WINCHESTER AVENUE

MARTINSBURG  
WV 25401



*Comfortable*  
~  
*Convenient*  
~  
*Visible*



**June Parker Estill, RECS  
Owner/Broker/REALTOR**

~  
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# 1020 Winchester Avenue, Martinsburg, West Virginia

Martinsburg Tax Map 21, Parcel 201.4

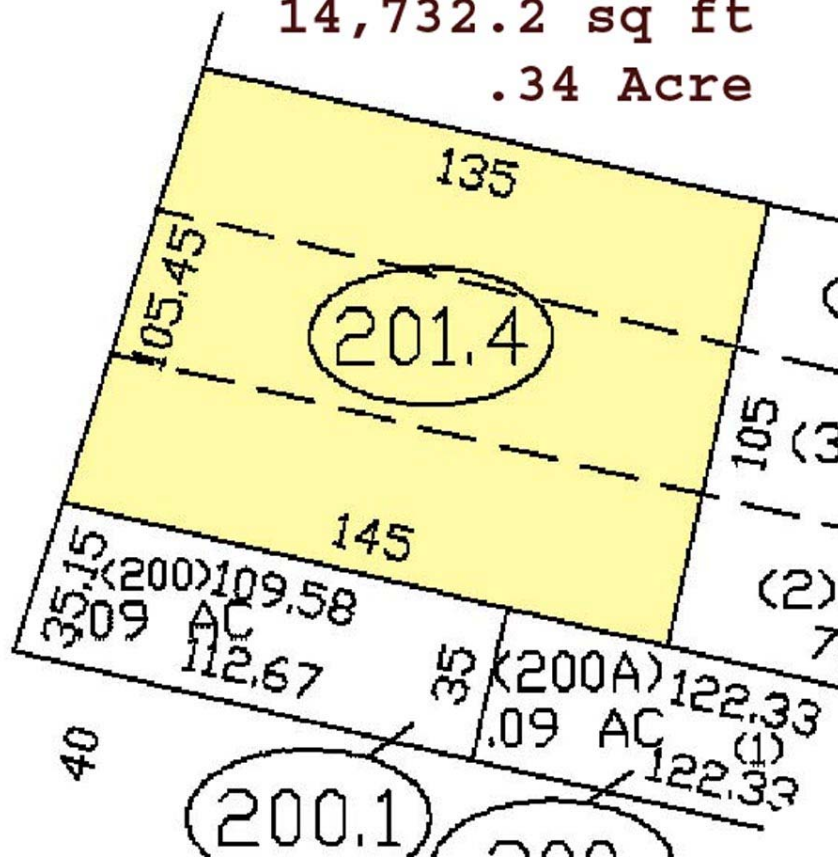
Owner of Record: Estill, Calvert L & June P (Calvert deceased – estate settled),  
Deed Book 576, Page 365

Formerly described as Lots 2, 3 and 4 of Block A of Windewald Addition Number One, less a portion previously conveyed to Tharpe.

## 1020 Winchester Avenue

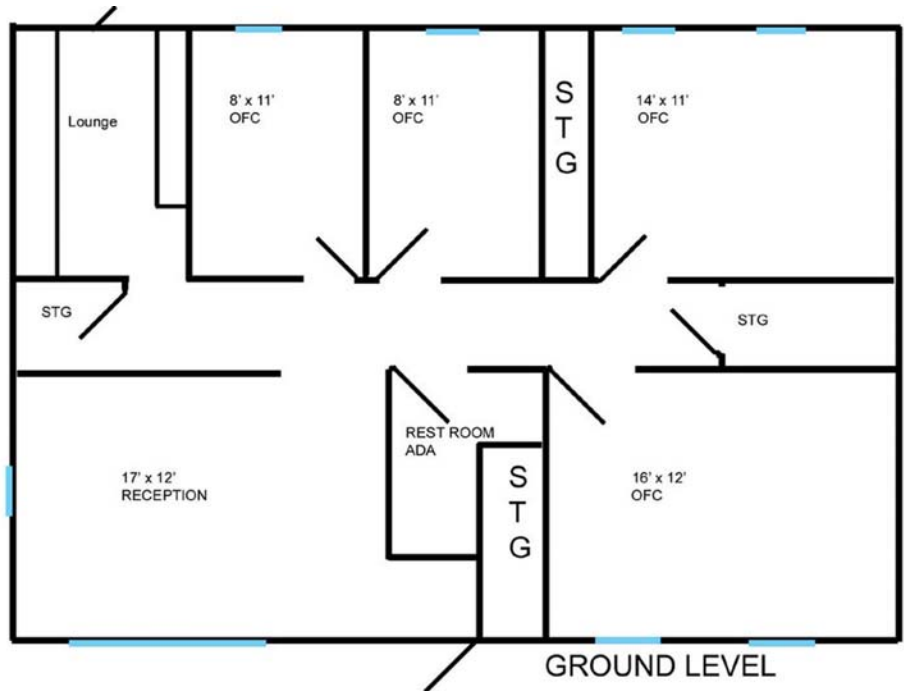
14,732.2 sq ft

.34 Acre

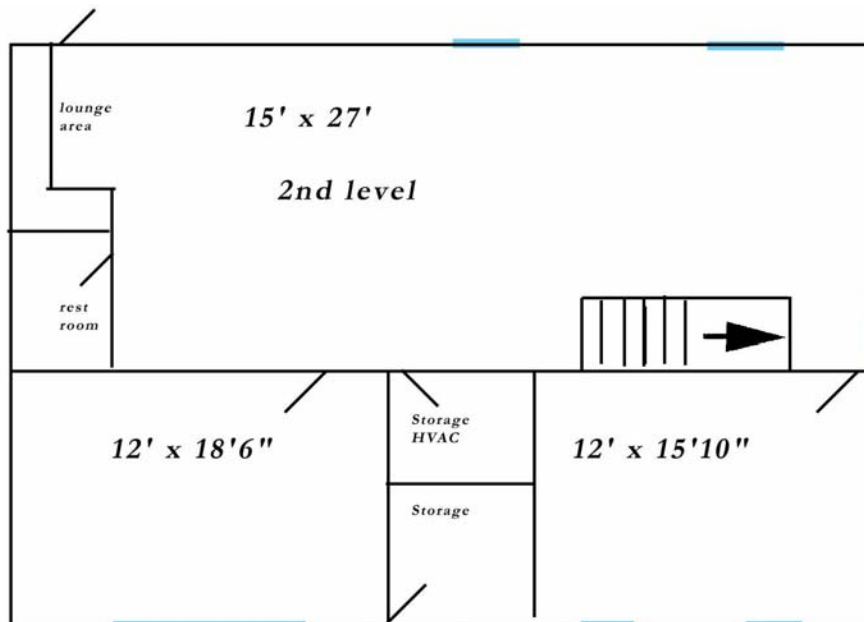


The owner purchased the property on January 29, 1997 from C. Calvert Bayer. They operated a real estate appraisal and sales office from the ground level upon occupying the property.

The ground level was renovated upon purchase making it ADA accessible and upgrading all systems prior to occupancy. There is 1,200 square feet in the ground level. There is a reception area; a lounge area including a refrigerator, stove and cabinetry; two 8' x 11' offices; a 14' x 11' office and a 16' x 12' office. The restroom is ADA accessible. There are four storage closets and fairly easy access to the crawl space below grade. There is a 4.8' x 22.5' porch with attached ramp for wheel chair access. There is computer-networking service to each office space.



The upper level was a shell at the time of purchase and built out the following year for leasing to others. Within two years the owners began to occupy the entire building. There is a 15' x 27' open space with networking; a 12' x 18' 6" office and a 12' x 15' 10" office. There is a restroom, open lounge area and large storage closets. The rear exit leads to a staircase to the ground level. A wide canvas awning covers the southerly main access to the upper level. There is computer network wiring on the second level.



There are two electrical systems servicing the building. The ground level is charged with the streetlight located near the sign to the front of the lot. The sign has

electrical service for nighttime illumination but is not functioning at this time due to damage. There is a security system for the entire building. This system has a central control panel located in the northerly closet on the ground level of the building. Presently the keying system has two master keys to access both levels with additional limited access keys for others as may be needed.

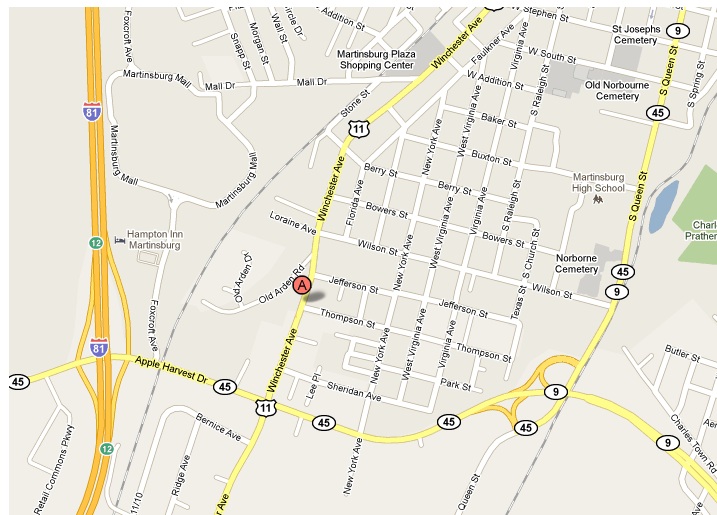
The heat and air conditions systems are separate heat pumps. The ground level continues to have baseboard-heating units that were in place at the time of purchase. They are functional for auxiliary heating if desired.

The water, sewer and fire fee are not separated and are billed to the owner. Water and sewer expense is about \$44 bimonthly. The electrical service on the upper level has typically been less costly than the downstairs due to the lack of visitors to the upper level and fewer workers. The last eight months the 2<sup>nd</sup> level electric has been about \$85 per month. In years past the downstairs electrical service was generally about twice as costly as the upper level. The property has high speed Internet access from Comcast that costs \$43 per month and has proven to be reliable.

The property is located within the City Limits, thus subject to B&O tax that runs about 65 cents per hundred dollars of gross income on service businesses. The city limits have been extended to include properties south to Apple Harvest Drive. City services are traditionally superior to those out in the county.

There is 5,580 square feet of paved parking area with immediate access to US Route 11, Winchester Avenue. The neighborhood is mixed with residential and commercial uses. The neighborhood is generally stable with little moving in and out.

There is easy access throughout the city, county and Eastern Panhandle from this location. The property is one half mile from Exit 12 of I-81. It is easy to direct visitors to the facility. Likewise, those members of the local area are acquainted with the secondary highways and can visit the facility bypassing congested highways as the need arises.



**Berkeley County Sheriff's Tax Office**  
West Virginia

Berkeley County Sheriff's Tax Office • 400 Stephen Street • Suite 209 • Martinsburg, WV 25401 • (304) 264-1982

Berkeley County Real Property - Tax Year: 2010  
 Ticket Number: 0000034034      Account Number: 07103840  
 District: 06 - MARTINSBURG      Taxpayer I.D.:

Owner Name: ESTILL CALVERT L JUNE P In Care of: Address: 1020 WINCHESTER AVE MARTINSBURG WV 25401 Lending Inst:	Property: 1020 WINCHESTER AVENUE Map: 21      Parcel: 0201 0004 0000 Lot Size:      Acreage: Book: 576      Page: 365
<b>Tax Class: 4</b> <b>Homestead</b> <b>Exemption:</b>	<b>Back Tax:</b> <b>Exoneration</b> <b>Prior</b> <b>Delinquents</b> <b>Special</b> <b>Disposition:</b>

AMOUNTS DUE:    First Half: none due    Second Half: 2312.04    Total Due: 2312.04  
 If paid by: 03/01/2011    If paid by: 03/01/2011

ASSESSMENT:			
Assessment	GROSS	NET	TAX (1/2 Year)
Land	74100	74100	
Building	86820	86820	
<b>Total</b>	<b>160920</b>	<b>160920</b>	<b>2371.32</b>

PAYMENTS RECEIVED:		
	First Half	Second Half
Net	2371.32	.00
Discount	59.28	.00
Interest	.00	.00
<b>Total</b>	<b>2312.04</b>	<b>.00</b>
Date	08/17/2010	none paid

Real estate taxes for 2010 total \$4,742.64 unless paid in a timely manner to take advantage of discounts. Year 2008 real estate taxes were \$5,199.44. A reevaluation by the tax office resulted in a reduction.

First United Bank & Trust hold a mortgage on the property and it is not assumable. The owner does not offer financing on the property.

All the information contained herein is true and correct to the best of my knowledge. However, the prospective purchaser is urged to verify all information and perform inspections as deemed appropriate prior to entering into a contract to purchase.

**All offers will be entertained. The asking price is THREE HUNDRED THOUSAND DOLLARS (\$300,000). The owner is a licensed real estate broker in the State of West Virginia and as such is not acting as an agent to the buyer.**

June Parker Estill, RECS, Broker/REALTOR®