

**REAL ESTATE**  
Your source for local real estate

**500**  
Mobile Homes

**MOBILE HOME SPACE**

Cross Lanes/Nitro, St. Albans Elkview & Pinch, Racine, Montgomery/Deepwater area, Pine Valley Park, Sissonville, Singlewides/doublewides, 3 mos. free. 346-5791

**600**  
Real Estate

**HOUSES FOR SALE**

St. Albans - 3BR, 1BA, No owner financing, 2,500 sq ft. \$65,000. (304)741-5291

**CONDOMINIUMS/TOWNHOUSES**

Condo 2BR 2 BA, 1 level, newly renovated, carpeted hardwoods, new kitchen and bath, granite counters. Quite & safe neighborhood. High ceilings, crown molding. HVAC and water tank 2 years old. Can send pictures. \$166,000. 304-546-0814/304-941-3928

**700**  
Rentals

**MOBILE HOMES/TRAILERS**

HURRICANE: country living, 3 BR, 15 mins from Walmart. All util. included. 304-549-0625

**UNFURNISHED APARTMENTS**

304-346-5791 No Pets 2 BR House 1301 Crescent Road. Deposit. \$550.00

Available Salina Village Spacious 2 bedroom apt. with large living & dining area, furnished kitchen, utility room with washer/dryer hookup. No pets. \$595/mo. 925-2125

**BELLE**  
2 Bedroom \$650/mo Central heating/cooling Washer/dryer hookups. Cable & Most Utilities Incl. No Pets. 304-344-1814 ch@rentwv.com

**Cross Lanes**  
1 & 2 Bedroom Apts & Townhouses Newly renovated, pool. 1st floor available. Trash & cable included Hookups & on-site coin op. \$600-\$760 NO PETS. 304-415-3194

SOUTH CHARLESTON, 3 BD. River lot, bus line, \$875 549-0625

**Cross Lanes TYLER APARTMENTS**  
1 BEDROOM \$550 Water Sewer Trash & Cable Incl One Month Free Rent with approved credit and 1 year signed lease. NO PETS 304-776-7700

**CROSS LANES VILLAGE HILL APTS**  
1 BEDROOM \$575 2 BEDROOM \$600-\$645 Water Sewer Trash & Cable Incl One Month Free Rent with approved credit and 1 year signed lease. NO PETS 304-776-7700

**Cross Lanes WEST GATE TOWNHOMES**  
SPACIOUS 2 BEDROOM 1.5 Baths. \$700. NO PETS Includes Trash and Cable One Month Free Rent with approved credit and 1 year signed lease. 304-776-7700

**GRANDVIEW POINTE**  
Deluxe 1 & 2 Bedroom Central Air. \$570 & Up Includes cable & trash 10 min from Downtown Chas. No Pets. 766-6809

Kan City, UPDATED 2 bedroom, granite, newer carpet, central air, hook-ups. \$575.00 Prompt maintenance. One year lease. Deposits. NO pets. 304-768-5848. stricklenpropertiesllc.com

**ONE MORRIS ON THE BOULEVARD**  
Spectacular View of City 1 Bedroom Apts \$660-\$730/Mo. Most Utilities & Cable Incl. Elevator & Parking Rooftop Terrace Storage Space Available No Pets. ch@rentwv.com 304-344-1814

So Chas 3 bedrm, 2 1/2 bath, granite \$800. St. Albans 2 bedrm \$500. Cross 1 & 2 bedrms \$400 & \$500. Prompt maintenance. One year leases. Deposits. NO pets. 304-768-5848 stricklenpropertiesllc.com

South Charleston, Clean ground level 1 bedroom, central air, hook-ups. \$450.00 Prompt maintenance. One year lease. Deposit. NO pets. 304-768-5848. stricklenpropertiesllc.com

**ST. ALBANS**  
Deluxe 2 bedroom Central Air, Hookups \$575. Free Trash & Cable No Pets. 766-6809

**CONDOMINIUMS/TOWNHOUSES**  
SO. HILLS - 121 Oakwood Rd. Remodeled 2 BR 1.5 BA with finished basement & deck. NEW: paint, kitchen, tiles and carpet. No pet s/smoking. End Unit. \$800+ Cali 304-926-6550.

Kan. City - 2 BR, 1.5 BA, hardwood floors, \$575. No pets, no smoking. 553-9594

Cross Lanes, Updated 2 bedroom townhouse, granite, laminate flooring St. Albans, Clean & modern 2 bedroom townhouse. Prompt maintenance. \$500.00 + utilities. One year leases. Deposits. NO pets. 304-768-5848 stricklenpropertiesllc.com

**DELUXE 3 BEDROOM BROADWAY GARDENS RENT SPECIAL**  
1500 sq. ft. No Pets 1.5 Bath. Hookups. Central Air \$800. Includes Cable & Trash 304-766-6809 ND@RENTWV.COM

**UNFURNISHED HOUSES**

1506 Red Oak St - 3BR, 2BA, \$600 + deposit & utilities. 304-415-4730

NITRO - 2 BR, 1BA, newly remodeled. All new hardwood floors. Great location. No pets, no exceptions!! Central air. \$800/mo. 1 yr lease. 304-546-0546

Spring Hill - Close to Thomas Hospital. 3Bd, 2Ba. Laundry on main. Carpet & hardwood. Clean & nice. \$850. Lease & deposit. No pets. 304-553-9800 or 304-545-3644

**OFFICES**

**CROSS LANES**  
650 sq. ft. \$650 Includes utilities. 304-776-7747, 415-3194 sb@rentwv.com

**BUSINESS PLACES**

**CROSS LANES OFFICE RETAIL SPACE**  
2050-25750 sq. ft. Close to I-64 - Exit 47 High Visibility, Parking. Starting at \$2100 + utilities 304-415-3194 sb@rentwv.com

**WAREHOUSES**

5,000-104,000 SQ FT Near Interstates Call LeAnne 304-343-2201

**VACATION RESORTS**

New Beach House in N. Myrtle Beach For Rent



with a private salt water pool and hot tub, 4BR, 3BA Tile floors, lots of Amish furniture, A/C, Wi-Fi, ceiling fans & flat screen TVs in every bedroom, fully stocked kitchen, washer & dryer, dining table will seat 12-14, off street parking, outdoor furniture, picnic table, gas grill, corn hole game, outdoor ping pong table, use of private golf cart, and more. Beach chairs, boogie boards, and pool toys provided. This is a No Smoking, No Pets environment. See more pics on Facebook at: Who Knew Beach House. Contact David at 304-476-6167.

24/7 Place your ad ANYTIME! 348-4848

**Study: Generational trends sway housing markets**

Different age demographics are having a significant impact on reshaping housing. Millennials—who've faced delays into homeownership from student debt and high prices—are finally entering homeownership and increasingly forgoing the starter homes in favor of more expensive properties. Baby boomers, on the other hand, are showing an unwillingness to downsize in their retirement years and are holding on to larger houses well into their empty nest days.

"Many of the real estate industry's basic assumptions seem increasingly outdated," notes a new study by Porch.com, a home remodeling resource.

For one, down payments are shrinking. Most millennials and nearly half of Gen Xers are putting down either no money or less than 10 percent when buying their homes, according to Porch.com's analysis. Consumers have traditionally been advised to put down 20 percent on a home purchase, but the data is showing that this is usually not the case among younger households. Many buyers are using Federal Housing Administration loans to allow them to buy homes with as little as 3.5 percent down.

But the number of individuals buying homes with smaller down pay-

ments can be concerning, the study notes. A considerable portion of Americans own property that is worth several times their annual household incomes, "leaving them potentially vulnerable to financial calamity," the study notes.

However, the Porch.com study also finds a pattern of responsible borrowing and repayment. Many individuals are choosing modestly priced homes over mansions. "Millennials seem to be entering the housing market on their own terms, with relatively high incomes to support their investments," the study notes.

Porch downpayment chart. Visit source link at the end of the article for more information.

Buyers from ages 35 to 44 are spending the most on their homes, followed by the 45-to-64 age group, according to the study. "Perhaps these figures reflect the needs of middle-aged parents," the study notes. "Children need bedrooms, and bigger homes equate to larger prices."

Those in the 35-to-44 and 45-to-64 age brackets had median home values well above \$200,000, and about 15 percent of each group owned homes worth \$500,000 or more.

Source: National Association of Realtors

Check out our **HOUSE OF THE WEEK** every week in the Gazette-Mail Real Estate guide

**For Lease - Purchase Or Development**

**Central Business District Downtown Charleston**

Established 14,500 square feet / one-third acre (+/-) paved level parcel with accessible frontage on Quarrier and Laidley Streets. Presently a detail shop and monthly parking business.



Parking Lot and Detail Shop



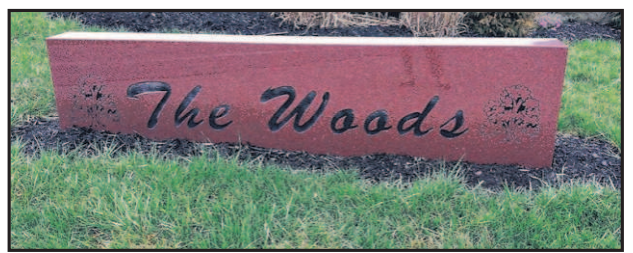
**Property features:**

- \*FOUR BAY BRICK GARAGE with OFFICE
- \*2250 Square Feet
- \*50 Leased Parking Spaces
- \*High Visibility
- \*Lease Terms Negotiable
- \*Will Build To Suit

**Call for Inquiries 304-541-4364**

**RESIDENTIAL & COMMERCIAL LOTS**

**Thur. Apr. 4th at Noon**  
**The Woods - Scott Depot**  
**12 Ready-to-Build Lots**  
**Offered separately & as a whole**



**Thur. Apr. 4th at 2PM**  
**Winfield Road, Winfield**  
**15.57+/- Acres**  
**Commercial or Residential Use**



10% down w/balance due w/in 60 days. 10% BP.  
**JOE R. PYLE COMPLETE AUCTION & REALTY SERVICE**  
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