

# McGUIRE REALTY COMPANY

REALTORS®

## 529-6033

1001 Sixth Ave., Huntington, WV  
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**This Updated** 4 story hotel includes: 148 rooms, banquet facility, 3 conference rooms, restaurant & lounge on site, 200 parking spaces, all city utilities, laundry room on site, inground swimming pool, complete renovation of lobby & partial "like new" roofing. Fairly new renovations on the 4<sup>th</sup> floor: painted all bathrooms, new light fixtures, new carpet, new PTAC units, elevators restored & a "like new" water heater. An ideal opportunity to maximize value while gaining a nice return on your investment. #113660 \$2,500,000



**Shopping Center** Strip mall located in the Tri-State's most aggressive developmental area. Easy ingress & egress to US Rt. 60 & I-64. The shopping center features apx. 17 various retail & residential tenants. Total size is 27,898 sq. ft. of rentable space. Separate utilities (electric & gas) are paid by tenants, water paid by landlord. Vacant lot available for future development or expansion. #114696 \$1,650,000



**Sunny Brooks Cabins** are located near Grayson Lake, KY. Nearby is some of Kentucky's best golfing, fishing & hiking areas. 7 "like new" rental cabins, an office & 2 vacant lots. 5 cabins w/2 BR, 1.5 BA, 1 w/3 BR & 2 BA plus one 1 BR w/BA. Subject property is to be sold as a package, not to be separated. Cabins are fully equipped w/everything you need including kitchen utensils, linens, satellite TV & phones. Great investment property! #113648 \$665,000



**Conveniently Located** off US 52 w/easy access to KY & WV. This spacious warehouse is 17,109 sq. ft., 6 offices (apx. 150 sq. ft.), 3 bathrooms, 2 loading docks & an additional drive up ramp. Additional storage space or truck parking in a fenced, paved lot. There is additional fenced paved parking pad that sits to the side of the warehouse use for a storage yard. Extras include: 5 ton lift, two 30' storage tanks, sprinkler system, employee break room & a parts room that can be converted into a showroom. #114508 \$499,000



**Well Maintained** Commercial building on US Rt. 60. Offering 2 sections: One retail/office, second - repair garage/warehouse with high ceilings. Currently used as RV repair/service facility. Corner lot contains fenced storage yard. Easy access to I-64, KY & OH. Selling to settle estate. 162.5' frontage on US Rt. 60. This is a great investment property. #110764 \$299,000



**Great Commercial Space** Conveniently located in downtown Huntington just minutes from MU, Pullman Square, various local businesses, medical & shopping facilities & a wide array of eateries. Offers 3,000 sq. ft. in useable space with a 3,000 sq. ft. full basement to complement. Also included is a walk-in safe on the main level & another walk-in vault in the bsmt. Great space & excellent location for the price. #114885 \$251,000



**Subject Property** is currently being used for Kids Place III, day care center. Licensed for 35 children. Current lease has 30 day cancellation clause. Building built in 1998 is well maintained. Great for multi-uses such as offices, service business, retail & many others. Located in heart of commercial activity including: medical offices, pharmacy, trucking company & AEP building. Great location with tons of exposure. #112067 \$139,000



**5 Acres** of Commercial/Industrial property ideally located between Huntington & Charleston on US Rt. 60 East offering great visibility & easy access from highway with 460' frontage. A great piece of investment land. #114699 \$800,000



**Great Location** being centrally located near downtown, medical facilities, Marshall University, major highways, post office & banks. Ideal for professional offices such as dental, medical, legal & insurance. 3 office suites - Ground floor suite (3100 sq. ft.) with two 2<sup>nd</sup> floor suites (1550 sq. ft.), each suite leases for \$10 per sq. ft. #112037