

# Commercial

PROPERTIES & INVESTMENT OPPORTUNITIES

West Virginia, Kentucky & Ohio

Volume 3, Number 1

**FREE**

## Great Downtown Restaurant



**1315 4<sup>th</sup> Ave.  
Huntington, WV**

Corner lot with lots of off-street parking.  
Close to Marshall.  
Lots of uses  
Bar area  
Lots of seating  
2 kitchen areas  
3 walk-in coolers  
Office with half bath  
Here's your chance.



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take  
a look!**



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PROFESSIONALS

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Debbie Cole, Broker



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# Shane Radcliff

REALTOR

**304-634-5993**

Email: [shaneradcliff@remax.net](mailto:shaneradcliff@remax.net)

## Great Commercial Location




**622-632 8<sup>th</sup> St. - For Sale**


**\$439,000**

Newly renovated retail, office building in a high traffic area. Building is fully leased. Includes 14 parking spaces in rear. Updates include all new wiring, plumbing and HVAC, just to name a few. Almost every surface of the building has been restored. Call Shane today for additional information @ 304-634-5993.



1400 6<sup>th</sup> Ave., Huntington, WV 25701

 Jim Weiler, Broker

 Each Office Independently Owned & Operated

## Prime Real Estate Opportunity!



**7.268 Acres**

Located Near  
Catlettsburg, Boyd  
County, Kentucky

Utilities available  
include: Water,  
Sewer, Electric, Gas

**\$1,250,000**

**Located at a major highway intersection:**

Exit #191 - Interstate 64 and US 23 in the Heart of the Tri-State Area.

### Average Daily Traffic Count

*as per most recent study (2010)*

**35,000+**

Surrounding establishments  
include a Waffle House,  
Ramada Inn, Marathon Fast  
Lane Convenience Store  
w/Subway and just minutes  
from Arby's and McDonald's  
on US 23, Flying J Travel  
Plaza, Wal-Mart and recently  
announced Boyd County  
Public School Campus complex  
on US 60, Cannonsburg



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Jacqueline Robinson-Brown, Agent



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**Bill Burns**

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## For Sale/Lease



**801 3<sup>rd</sup> Ave., Huntington, WV.** Outstanding corner location within 1 block of Pullman Sq. Over 20,000 sq.ft. Available. 1<sup>st</sup> floor completely open. Parking in City Garage. Office Space. For Sale/Lease.

## For Lease



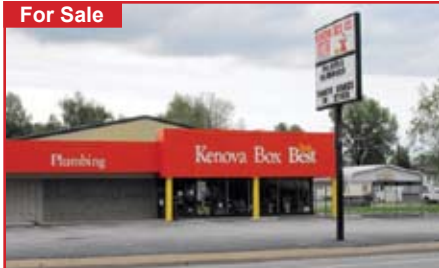
**300 9<sup>th</sup> St., Huntington, WV.** Office space for lease. Apx. 4,000 Sq.Ft. on Pullman Square. Lease \$1,666.67/month.

## For Lease



**833 3<sup>rd</sup> Ave., Huntington, WV.** High visibility w/over 15,000 sq.ft. Downtown location in Pullman Sq. District. Could be subdivided. Lease depends on build-out. Parking can be arranged. Lease.

## For Sale



**625 Rt. 60, Kenova, WV.** 3.3 Acres with frontage on Rt. 60. Excellent for retail store. 10,000 sq.ft. building. \$2,750,000.

Photo Not Available

**#9 & #10 Paul Coffey Industrial Park  
Catlettsburg, Ky**

Vacant Land for Sale. 40,000 Sq.Ft. \$105,000 Per Acre. Call for Details.

**523 7<sup>th</sup> St., Huntington, WV**

Mixed Use 2,500 sq.ft. office for sale. Multiple Tenants. \$119,500

**1400 Commerce Ave., Huntington, WV**

Office space for Lease, 3,000 to 6,000 sq.ft.. 30 parking spaces, 12 offices - flexible space. \$2,500 to \$5,000/month.



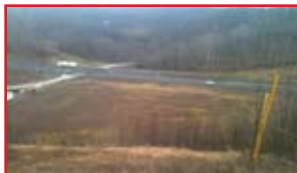
**121/135 Norway Ave.  
Huntington, WV**

Nice location for retail development. Over 20,000 ft. available on nice corner in SE Hills. Mixed commercial & residential, adjacent to diverse neighborhoods. Location should support varied franchise business or make a nice retail pad for office/retail strip.



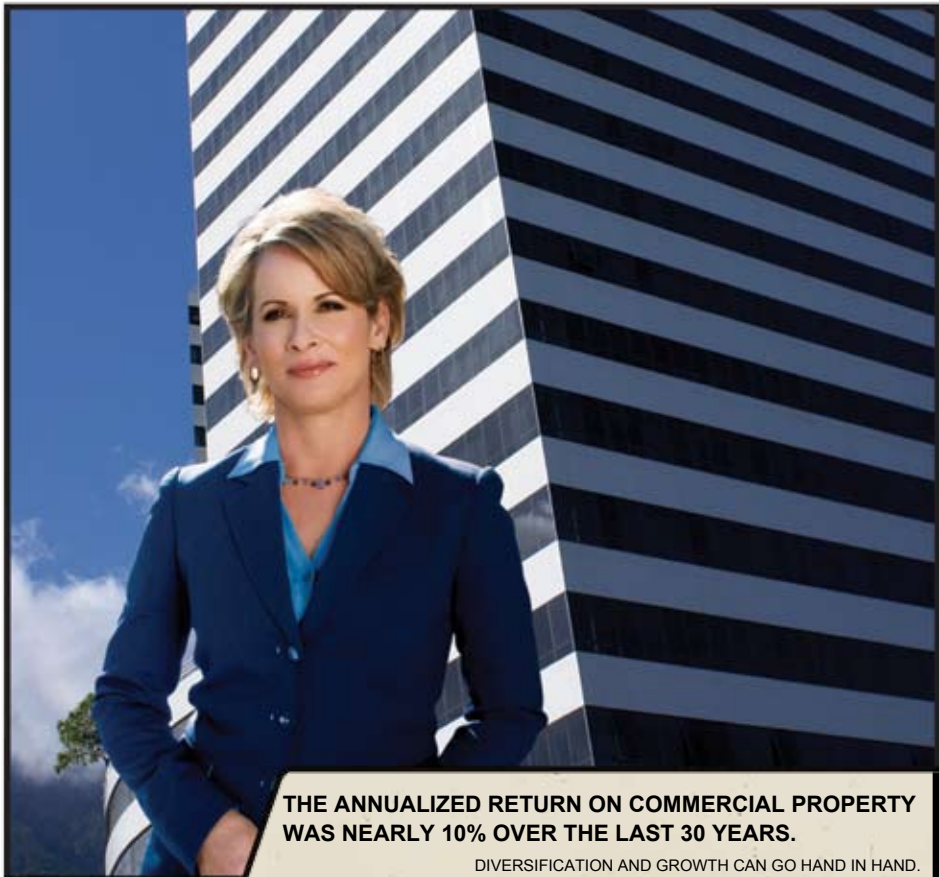
**3325 US Rt. 60 East  
Huntington, WV**

Vacant land for sale. Apx. 1.63 Acres. Good for retail business. \$1,200,000



**US Rt. 19 South, Little Birch, WV**

Vacant Land for Sale with 62,000 sq.ft. Possible Retail. Braxton County. \$825,000



**THE ANNUALIZED RETURN ON COMMERCIAL PROPERTY  
WAS NEARLY 10% OVER THE LAST 30 YEARS.**

DIVERSIFICATION AND GROWTH CAN GO HAND IN HAND.

Commercial real estate can be a smart investment. And right now it can be especially advantageous because you're entering a market that is full of opportunities. At the same time, you're also diversifying your investment portfolio, something financial experts recommend.

Like most investments, a commercial property transaction is a dynamic and complex process, and should not be entered into without a trusted advisor. So whether you decide to buy, lease or invest, be sure to work with a knowledgeable and professional resource: a commercial member of the National Association of REALTORS®. To learn more, visit [REALTOR.org/commercial](http://REALTOR.org/commercial)

Figures obtained from The National Council of Real Estate Professionals 1/10/08.



**EVERY MARKET'S DIFFERENT. CALL A RELATOR®**



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# **Prime High Traffic Location Rt. 60 East, Huntington**



## **Tri-County Realty Office Building For Sale**

90' of Rt. 60 Road Frontage.  
Next to Kentucky Fried Chicken.  
3 Levels of office/retail space.  
Apx. 2,200 sq.ft.  
8 Parking spaces and more.  
\$219,000

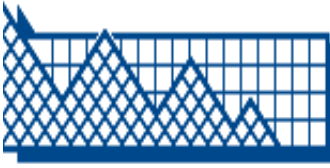
**Call David @ 304-855-5000**



of Chapmanville

**David Dean, Broker**  
**304-855-5000**





# Financial Market Meltdown Blues?

**There are lots of places to  
invest your money.**

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- Insurance



- CD's
- Bank Accounts

Slow Growth ----- No Growth  
Some Investments With Great Risk

Or

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Investment Properties**



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740-353-4330 Office



3268 US 23,  
Portsmouth  
Former Club  
Franklin property just north  
of Portsmouth.  
Apx. 400 ft. of  
road frontage.  
\$249,000 Call  
Charles

## COMMERCIAL

192 Biggs Lane, South Shore, Ky



Great location for a business opportunity. This is the former Premier Therapy building in South Shore. Building has 3700 sq.ft. Lot os great commercial potential. \$229,000 Call Charles 740-352-7059

255 2<sup>nd</sup> St., Ky 41179



Kenny's Restaurant. Unique Victorian restaurant w/3,000 sq.ft. + parking & storage. Restaurant open & would be turn key operation + 2 homes next door w/rental opportunities. \$250,000 Call Charles 740-352-7059

US 23 South Shore Plaza

**\$435,000**



Large commercial strip mall. Currently occupied by Family Dollar with additional space available. Tenants pay utilities. Originally built in 1987. Extended in 1993. Lots of on site parking. Call Charles 740-352-7059

8043 Ohio River Rd., Wheelersburg



Formerly the Pop's Restaurant. Adjacent land. \$429,000 Call Charles 740-352-7059

14054 A St. Rt. 73, McDermott



Large 60x50 bldg, 14' electric door, waste oil heater, tool room, 21x49 section. 5 room apt., large kitchen whickory cabinets & floor with granite countertop, 3 BR, 1200 sq.ft. and electric heat. Lots of possibilities. \$219,000 Call Charles 740-352-7059

2415 Scioto Trail, Portsmouth



Great industrial/manufacturing building offering 70,000 sq.ft. 17'6 to 22' ceilings. Large overhead doors. 3 phase electric. 1940 sq.ft. office. Gas fired heaters. \$669,000 Call Charles 740-352-7059

72 Arrowhead Drive



Clay Industrial Park. Great opportunity for a warehouse business. Main bldg offers apx. 9,750 sq.ft. 2 add'l bldgs offer apx. 10,000 sq.ft. \$349,000 Please call Charles 740-352-7059

11109 US 52, W. Portsmouth



Service station and convenience store with coolers on a 4 lane highway. High traffic area. \$189,000 Call Charles 740-352-7059

2420 Gallia St., Portsmouth



Large commercial building offering over 49,000 sq.ft. Situated on Rt. 52 East and West. Joins RR property. \$469,000 Call Charles 740-352-7059

5501 Gallia St., Sciotoville



Former service station and pizza parlor. Apx. 280 ft. road frontage. High traffic area. Motivated seller. Call Charles 740-352-7059

2306 Gallia St., Portsmouth



High traffic area. Service station w/ carry-out license. Great Exposure. Motivated seller. Three 1200 gallon Tanks, 2 gas/1 diesel. \$249,000 Call Charles 740-352-7059

3726 US 23, Portsmouth



Service station w/carry out license. Drive thru w/pick up window. 1,560 sq.ft. Apx. 233 ft road frontage. Call Charles 740-352-7059

## LAND FOR SALE

Apx. 45 acres on St. Rt. 8 in South Portsmouth, KY

- Level to rolling. Near river & RR tracks.

Call Charles 740-352-7059

# Commercial Space For Lease



**Close  
Proximity  
to  
Huntington  
Mall**

## **Eastgate Plaza**

3677 US Rt. 60 East  
Barboursville, WV 25504

Spaces ranging in size from 1,400 sq.ft.  
up to 4,000 sq.ft. \$10 per sq.ft.

*Exterior renovations currently under way.  
Retail and Salon space available.*



## **Grayson - KY**

405 N. Carol Malone Blvd,  
Suite 1 - 1,310 sq.ft.



## **Cross Lanes - WV**

5147 Washington St., West  
3,150 sq.ft.



## **Rt. 60 E, Huntington - WV**

5256 US Rt. 60 East - 1,000 sq.ft.

- **Multiple Locations**
- **Variety of spaces available**
- **Excellent Visibility**
- **Good Parking**

- **Will Build-out to Suit**
- **1 Year Minimum Lease**
- **Taxes, Insurance & CAM charges included**

## **VDM Management Group**

5250 US Rt. 60 East  
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## **FOR LEASE**

***Professional office space in great  
Proctorville, Ohio location.***

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## Five tips for growing a small business

(ARA) When you start a small business, you'll probably discover that what you learned in business school doesn't cover everything you need to know as a business leader.

That's what Michael Alter, SurePayroll president and CEO, discovered during his 10 years leading the company. He's put together five tips for growing a small business that you probably won't learn in business school:

### 1. Don't be afraid to make new mistakes.

Mistakes are one of the most valuable learning tools I've ever come across. You can't learn anything if you're afraid to try something new, or worried about letting your staff do things differently.

As a small business owner, you can't afford to fall victim to "the paralysis of analysis." That doesn't mean you should change how you run an aspect of your business without doing your due diligence. But the longer you wait to try something new, the longer you'll wait to learn something your competitors might already know.

Develop a culture where you and your employees feel comfortable trying something new and embracing an entrepreneurial spirit. You'll be pleasantly surprised how much you learn, and how entrepreneurial your employees can be, when you give them the freedom to err, Alter says.

### 2. Saying "no" to new business is one of your most powerful assets.

Taking on new challenges and doing practically everything yourself is the hallmark of a small business owner. But rather than accepting every new opportunity that looks like it might be helpful with your business, start saying "no" to things that aren't strategically aligned with your business. Be sure "no" is part of your vocabulary so you can say "yes" to focusing on your core business.

### 3. Use negatives as positives.

You may never have the big marketing budgets, huge cash flow, or large infrastructure that your big competitors will. Most people will tell you that's a negative you'll have to overcome (or a "challenge" you have to overcome, if they're being nice). Rather, think of it as a positive - an opportunity you need to seize.

As the owner of a small business, you are able to change quickly. Use your nimbleness to your advantage. Turning your idea into a reality quickly is much easier for you than for a colleague who works at a large employer.



### 4. Play to your strengths, not your weaknesses.

In past jobs your bosses probably tried to help you by identifying skills or traits you should improve when they conducted your performance reviews. But, time is the one resource you can never get more of. So why waste time trying to improve something you're not good at - and probably don't have any passion for - when you can outsource your weaknesses?

If you're buried in receipts and your general ledger, struggling to keep the books accurate, find an accountant or bookkeeper so you can free up your time to focus on growing your business. If you're great at selling your service or product but can't help customers with questions, get a customer service representative on board so you can focus on what you're best at. When you're in the middle of doing something you hate, pass the buck to someone else.

### 5. Use technology to improve everything.

The advances in business technology over the last 15 years have leveled the playing field. With the right technology, you can revolutionize how your business and service works - and even what your market expects.

Find the technology that can help you improve operations and free your staff to work on tasks that generate more revenue. Smart technology investments always produce a strong return on investment.

"Following these principles has helped me in every step of my career," says Alter. "But they wouldn't matter if I didn't adhere to one overarching goal: Keep learning and remaining open to change. Markets change, consumers change, needs change. You need to provide the change businesses and consumers demand."

*Courtesy of ARAcontent*

# **Benefits of Owning Commercial Real Estate**



**Potential Cash Flow**



**Equity Buildup**



**Tax Shelter**



**Inflation Hedge**

**Invest Locally**

**Watch your  
investment grow.**

**FOR LEASE**



## 1401 Win Building Ashland, Ky

**NOW OFFERING**

**Climate Controlled Storage**

**Offices & Classroom  
Settings**

**\$8.00/sq.ft.**

*Former Ashland Oil Building for  
lease. Prime downtown location  
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and US 60.*



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### *Commercial*

#### *Properties & Investment Opportunities*

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**(304) 757-9687** Office

**Big Sandy River Road, Kenova**



**COMMERCIAL**



Flat river lot, ideal for business needing river access and close to rail. \$325,000



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Susan DeTemple, Broker, GRI  
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**62.24 Acres**  
**Little 7 Mile**  
Huntington, WV 25702

**Commercial Land** located just off Rt. 2 near the Merritts Creek Connector (WV Rt. 193)

**Ready to be developed**  
- industrial, commercial, warehouse or housing development.

**This acreage is** located outside city limits & has utilities available. Survey plat and topographical plat in file. \$495,000.

**Call Jennifer** for more details or to request an informational packet be sent to you. 304-736-3375 (MLS124926)

## ***Eight ways to keep your business tax-healthy***

(ARA) - The U.S. was home to 27.5 million small businesses in 2009 according to the U.S. Small Business Administration Office of Advocacy. To succeed, many business owners take on multiple duties, from executive and operational, human resources, to marketing and information technology.

Among the more challenging responsibilities is taxes. "Thankfully, you don't have to be an accountant to be tax-savvy," says Jessi Dolmage, spokesperson for TaxACT. "Just knowing where to go for information, keeping secure records and using robust tax software helps maximize business tax savings."

• **Budget for tax deadlines to avoid cash flow disruption and meet deadlines to avoid penalties.** Most self-employed people should complete Form 1040-ES to calculate and pay quarterly estimated tax payments. Corporations must also pay estimated payments if they expect to owe taxes of \$500 or



more. Businesses with employees are subject to different forms and deadlines based on business type and revenue, - i.e. Forms 940, 941 and 944. Corporations and S-corporations must file annual 1120 and 1120S tax returns by March 15.

• **Define and pay labor properly.** Employees require different paperwork than independent contractors. Withhold income, Medicare & Social Security taxes from employee paychecks & pay Medicare, Social Security & unemployment taxes for them. Conversely, issue independent contractors a 1099-MISC form if payments total \$600 or more in a calendar year.



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Richard Napier 360-3007



MLS

Mitzi Russell, Broker



**WAYNE** - Great business location across the street from the Wayne Courthouse. Main level w/7 rooms including 2 BA & kitchenette. Lower level w/5 rooms & bath. Both offices leased w/\$2,900/mo income. Let the rent make your payments. Priced below appraised value at \$269,000.



## COMMERCIAL PROPERTIES



**PRICHARD** - Large office/business building located near the post office & fire department. Includes 4 lots -- one for doublewide, one includes a mobile home. This is a fast growing business community. A good place to invest. \$137,500



**WAYNE Area RT. 37 West - ATTENTION MECHANICS**  
Just what you need with this 3 car garage, workshop & 3 BR house included. On almost an acre land. Nice country area, yet close in. Priced for quick sale at \$69,500



### Tax-healthy Business continued

- **Get familiar with small business tax benefits.** Visit [irs.gov](http://irs.gov) and click on "Businesses" for information about business tax breaks.

- **Remember tax law changes often.** Stay in the know by signing up for small business e-mail updates at [irs.gov](http://irs.gov).

- **Do your own business and personal taxes.** Software breaks down complicated tax law and guides you through your return while completing the forms. TaxACT offers low-cost software for partnerships, S-corporations and corporations. For 1040 individual returns, use TaxACT Free Federal or Deluxe Edition to file Schedule C for sole proprietorships.

- **Keep financial records current.** Updated records translate into timely financial statements, which make for easier tax preparation. Scan or keep original receipts for updating monthly books or returning items.

They may also be helpful in the event of an Internal Revenue Service audit.

- **Track deductible expenses.** Whether you deduct actual vehicle expenses or use the standard mileage rate, keep detailed documentation including mileage and purpose. Detailed logs should also be kept for travel expenses and business use of your home. Documenting takes time and effort, but the deductions are worth it.

- **Protect information from theft and data loss.** Shred sensitive data before recycling and never share financial information with unauthorized personnel. Scan important documents and keep backup copies on a password-protected and secure external drive or cloud setting. Keep digital photographs of valued assets.

For more business tax tips and information, visit [www.irs.gov](http://www.irs.gov). Learn more about TaxACT at [www.taxact.com](http://www.taxact.com).

*Courtesy of ARAcontent*



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**Location, Location, Location.**

Prime office space located in a high trafficked area. Property is centrally located to downtown. Sizeable building with numerous offices on levels one and two, kitchenette, conference rooms, and ample parking. Great opportunity for someone looking to reposition their business in a high profile area. **#125551 \$1,600,000**



**Investors Dream**

Creekstone Cabins and RV Park with additional acreage for expansion. Great investment opportunity for someone looking to open up a recreational/vacationing venture. Included in this property are: 8, 24'x30' two BR, custom built cabins, 43 RV/trailer camp sites on 31 acres of developed land. Across the creek there is 80 acres of undeveloped land w/outwell & mineral rights. **#125674 \$1,300,000**



**Premier Office Space**

Located on the entire 2<sup>nd</sup> floor of the St. James building. Space includes: 9,000 sq.ft. of usable space, 3 separate entrances, 10 spacious offices w/views of downtown Huntington, 3 sizable conference rooms, a fully equipped kitchen & break room & storage space. **#125832 \$850,000**



**Expand Your Investment  
Portfolio or Open Up Business  
Today!**

Two story unit located in a high traffic area. Property consists of 6200 sq.ft.: 1<sup>st</sup> floor has 3100 sq.ft., 2<sup>nd</sup> floor has 1550 sq.ft. (suite A) and 1550 sq.ft. (suite B). Endless possibilities! **#125283 \$519,000**



**BANK OWNED Move-in Ready!**

Great office space w/excellent location on a corner lot. Ground level office space with handicap accessibility. 6,727 sq.ft., 5-7 offices, 15 lab rooms, 2 separate receptionist areas, 8 bathrooms and 8-10 covered parking spaces in the rear of building. **#121252 \$449,500**



**Great Investment Property**

Charming 3 story brick building with eight 1 and 2 bedroom apartments. Units 1-4 - 1 BR, 1 BA, 877 sq.ft. Units 5-6 - 2 BR, 1 BA, 807 sq.ft. Units 7-8 - 2 BR, 1 BA, 615 sq.ft., and sizeable basement 615 sq.ft. All units rent for \$425/month, tenants pay their own utilities. **#123328 \$259,000**



**Move-in Ready To Start  
Operating Business Today!**

Well maintained office building with warehouse space. Space includes 4800 sq.ft. of usable space, 2-3 offices, kitchen, conference room and warehouse space w/loading door. **#118311 \$249,000**



**Start Your Own Business**

Great commercial space located on the corner in a high traffic area. Over 1000 sq.ft. in prestigious complex. Renovated in 2009. Great for, but not subject to, retail or office space. **#122173 \$119,000**



**Excellent Location  
In A High Traffic Area!**

This mixed use property has 8088 sq.ft., 4-5 sizable offices, 5 bathrooms, 20+ spot parking lot, extra large bullpen area, and storage space with a loading area. Potential for many uses. **#123394 \$8,762/month.**

**Ample Supply Of Other Mixed Use Rental Space Available. Various Sizes & Price Ranges.**