

# Commercial

PROPERTIES & INVESTMENT OPPORTUNITIES

West Virginia, Kentucky & Ohio

Volume 4, Number 1

FREE

## THE SKYTOWER

1212 BATH AVE., ASHLAND, KY

Class A Office Space **FOR LEASE**

All sizes - From 1 Office to  
7,000 sq.ft. per floor

Also Pre-selling Residential  
Condominium Units

Will build to suit or we will sell empty shell.

2 or 3 BR units

Stunning views  
of Ashland

313 Space  
Parking  
Garage

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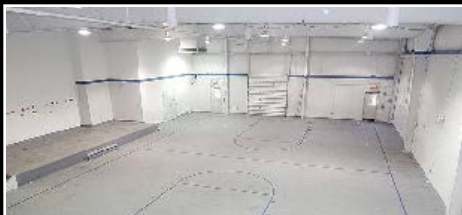
Broker/Owner, Nakia TJ Steward

2220 Scioto Trail, Portsmouth -- 740-353-2525  
 11692 Gallia Pike, Wheelersburg -- 740-574-2424  
[www.exsellrealtygroup.com](http://www.exsellrealtygroup.com) • [exselloffice@gmail.com](mailto:exselloffice@gmail.com)

## Opportunity Knocks ....



4350 Gallia Street - New Boston - Opportunities are endless with this commercial property! Building is well constructed and features over 10,000 sq.ft. of space! It is currently mixed with offices/classrooms, a large gym area with 14' high ceilings and the ability for indoor basketball and other activities. Full kitchen & 6 restrooms. With a versatile floor plan, this building can be used for multiple purposes! High traffic count location - over 34,000 vehicles/day!! \$595,000 Nakia TJ Steward 740-821-2917



2302 Scioto Trail - Portsmouth - Locally known as the Four Keys Motel, this facility offers 39 units, living quarters for the owner/manager of the property, and large parking area for guests. Near the Vern Riffe Center, Shawnee State Park, SSU & many other attractions. Be the next owner of this investment property and enjoy the benefits of the income it generates. \$650,000 Call Molly O'Bannon 740-935-3522 or Terrie Zempter 740-981-7390



US 52 East / 11<sup>th</sup> Street - Portsmouth - Commercial properties available for lease! Great anchor tenants located in these strip centers make for excellent foot traffic for your business. Please call Molly O'Bannon for more details! 740-935-3522



10781 US 52 - Stout - Gas station & dairy bar for sale at an affordable price! Imagine all that you could do with this commercial property that sets on a little over an acre. Close proximity to businesses & residences! Gas station is 3,198 sq.ft. & dairy bar is 576 sq.ft. **DRASTICALLY REDUCED!** \$69,500 Call Nakia TJ Steward 740-821-2917



721 US 52 - Stout - A location w/multiple uses! Currently known as Shawnee Grocery & Gas Station. This has been & can continue to be a very successful business w/limited competition in the area. Operate the convenience store & gas station, then rent out or live in the 2<sup>nd</sup> floor apt w/full BA & 2 BR. This is an investment worth considering & exploring the possibilities. \$250,000 Call Nakia TJ Steward 740-821-2917

10,000 sq.ft. building on 2.25 acres in Wheelersburg, Ohio area. \$650,000. Call Nakia TJ Steward 740-821-2917



## Campground on the Ohio River

*Well Established  
Campground On 40 acres  
With Additional 126 Acres.*

*223 Large Campsites*

**\$1,350,000**

Campground Has A Waiting List. Property Includes 2 Cabins, 3 Apartments, 40x60 Shelter, Add'l Maintenance Equipment Bldgs., Inground Pool, Game Room, Laundry Room, Public Water & Private Sewer. Only 20 Minutes from I-64. #151303 Call Betty Today For More Information.



**Betty Sargent**  
REALTOR®  
MLS, CTS, GRI, NAR

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Shane Radcliff, Principal Broker

831 Fourth Ave., Suite 100, Huntington, WV

**Jessie White**  
**304.544.1814**



**Call Tracey Today!**



**239 Adams  
Huntington, WV**  
EPA cleared.  
Great corner lot.  
Motivated Seller!  
**\$135,000 MLS 150323**



**1057 6th Ave.  
Huntington, WV**  
Old YMCA. Apx. 38,000  
sq.ft., 2 gymnasiums.  
Multi-use possibilities!  
**\$430,000 MLS 134402**



**1739 Washington Ave.  
Huntington, WV**  
Frontage on Washington Ave & 7 lots on  
Adams Ave. Apx. 1 acre location with  
US Rt. 60 access eastbound in front &  
US Rt. 60 westbound in rear!  
**\$209,900 MLS 134503**

**Vacant Land - Winfield - Call For Details.**



# One-of-a-Kind Commercial Property On 65 Acres

**Convenient Southern Ohio Location  
12 miles from Huntington**



- Over 3,500 sq.ft. of office space
- 9 private offices
- Over 10,000 sq.ft. factory warehouse space.
- Room to expand
- High ceilings
- 3 phase electric service
- Truck loading dock
- Lg Paved Parking Lot
- On Ohio State Highway.
- Fully equipped with computers, office equipment, furniture, warehouse equipment and shelving.

## PLUS A Beautiful Country Estate with Luxury Home



- Over 6,000 sq.ft. home
- 3 Bedrooms, 3 Baths
- Media Rm w/Built-in Bar
- Lg Equipped Exercise Rm
- Dry Sauna, Steam Rm
- Hot Tub Rm - Pool Rm
- Screened Porch
- Tanning Rm
- Large Brick Patio
- 20x40 Inground Pool

- Regulation-size Tennis Court
- 3 Car Detached Garage with Complete 2<sup>nd</sup> Floor Guest Quarters
- 5 Stall Horse Barn - Stocked Fish Pond - Creek
- All Furniture Available

**ALSO AVAILABLE** is a 40 yr old profitable specialized industrial sales company. Trademark is registered in a number of states. Operating now. Ready for you to go to work. Phone for your tour or...

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[www.13535StateRoute217.c21.com](http://www.13535StateRoute217.c21.com)**



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**Teresa Wright Powers**  
606-922-8800  
REALTOR/Multi Million \$\$ Producer



**Amber Young**  
606-923-8569  
REALTOR



**Mark Breeding**  
606-615-0462  
Breeding Appraisals & Consulting  
REALTOR/Cert. Res. Appraiser

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1627 Greenup Ave • Ashland, KY 41101

Each office independently owned & operated

Carol Jean Cieraszynski,  
Principal Broker/Owner

**COMMERCIAL**



**3475 Winchester Ave. \$675,000 - HIGHLY VISIBLE LOCATION!** Former Shoney's Restaurant w/88 parking spaces w/access on all 4 sides. Demographics are Ashland, Catlettsburg & Kenova. Traffic to and from I-64 is 23,203 cars daily.

**COMMERCIAL**



**12092 Virginia Blvd. \$549,000** - Located in Paul Coffey Ind. Park, this warehouse/office space sits on 1.89+/- acres. Metal warehouse has 8,000+/- sq.ft. w/two 14 ft garage doors, 16 ft ceilings, gas ceiling blower, BA w/3 showers. Office bldg has 2,000+/- sq.ft. w/3 offices, conference room, 2 BA. The back lot is fenced w/gates. Seller will consider lease to qualified tenants.

**COMMERCIAL**



**2920 Winchester Ave. \$535,000** - Great location! Former Doctor's Office. Enjoy 3,400+/- sq.ft. of your own office & lease 3,400+/- to help pay off your mortgage quickly. Ample parking off-street. 3 exam rooms, 2 BA, office space per side.

**COMMERCIAL**



**330 21st St. & 2109 Carter Ave. \$505,000** - Doctor's office w/large lobby area w/reception area & off-street parking. One entrance on 21st St & other entrance on Carter Ave.

**COMMERCIAL**



**12103 Virginia Blvd. \$297,900** - Motivated Seller! Located in Paul Coffey Industrial Park. Office bldg w/3,500+/- sq.ft., 4 offices, 2 restrooms (handicapped accessible), lg foyer, kitchen, lg conference room, 48 parking spaces & sec. system. \*Possible Lease Option to qualified buyer.\*

**COMMERCIAL**



**12145 Virginia Blvd. \$129,900** - Lg metal bldg in Paul Coffey Industrial Park. Great warehouse space w/apx. 3,780 sq.ft. on 0.99+/- acre.

**COMMERCIAL**



**104 16th St. \$199,900** - Building with retail & warehouse space, loading dock with 2 doors, off-street parking, in great downtown location!

**COMMERCIAL**



**748 Bellefonte Rd. \$89,900** - Location Terrific! High traffic count & this property lends itself to options galore! Retail or office. Priced below appraisal. Out-of-town Seller. Ready to Sell! Updates include newer roof, AC, windows, insulation in wall, wiring, carpet, drywall & paint in last 3-4 yrs as per Seller.

**0 US 60 \$199,000** - Endless Possibilities! 3+/- Acres level w/total of 5.8+/- Acres. No zoning. Convenient location. Commercial use or multi-family condo, etc. Water lines front & back.

**0 Bellefonte Princess Rd. \$795,000** - Great Investment Opportunity! In the heart of Bellefonte, 18+/- Acres of prime real estate ready to be developed. Level & rolling land. Pond also within the property lines.

**Call For More Opportunities!**



**Shane  
Radcliff**

**304.634.5993**



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304.523.2225

**www.realty-ex.com**

Shane Radcliff,  
Principal Broker



4766-4770 US Rt. 60 East  
(132193) \$879,000  
Premier strip center 0.98 Acre



3274 US Rt. 60 East  
(132198) \$449,000 - High Traffic  
Area 1,900 Sq.Ft. 0.087 Acre



1421 6<sup>th</sup> Ave.  
(150111) \$429,000 Large Space  
Close To MU 10,458 Sq.Ft.



5602 US Rt. 60 East  
(134695) \$329,900 Good Visibility  
High Traffic 2,445 Sq.Ft.



831 4<sup>th</sup> Ave.  
(150639) \$319,000 Newly Renovated  
Office Space Downtown 2,843 Sq.Ft.



228 4<sup>th</sup> Ave.  
(151255) \$295,000 Lg Space  
Includes Warehouse 8,400 Sq.Ft.



3266 US Rt. 60 East  
(132201) \$247,500 Rental Income  
Potential. High Traffic 2,400 Sq.Ft.



4766-4770 US Rt. 60 East  
(132197) \$239,000 Newly Renovated  
Easy On/off I-64. Apx. 1/3 Acre



1224 5<sup>th</sup> Ave.  
(133843) \$234,000 Multiple Offices  
Great Rental Income 4,691 Sq.Ft.



112-128 Washington Ave.  
(130444) \$229,000  
Perfect Rental or Commercial Use

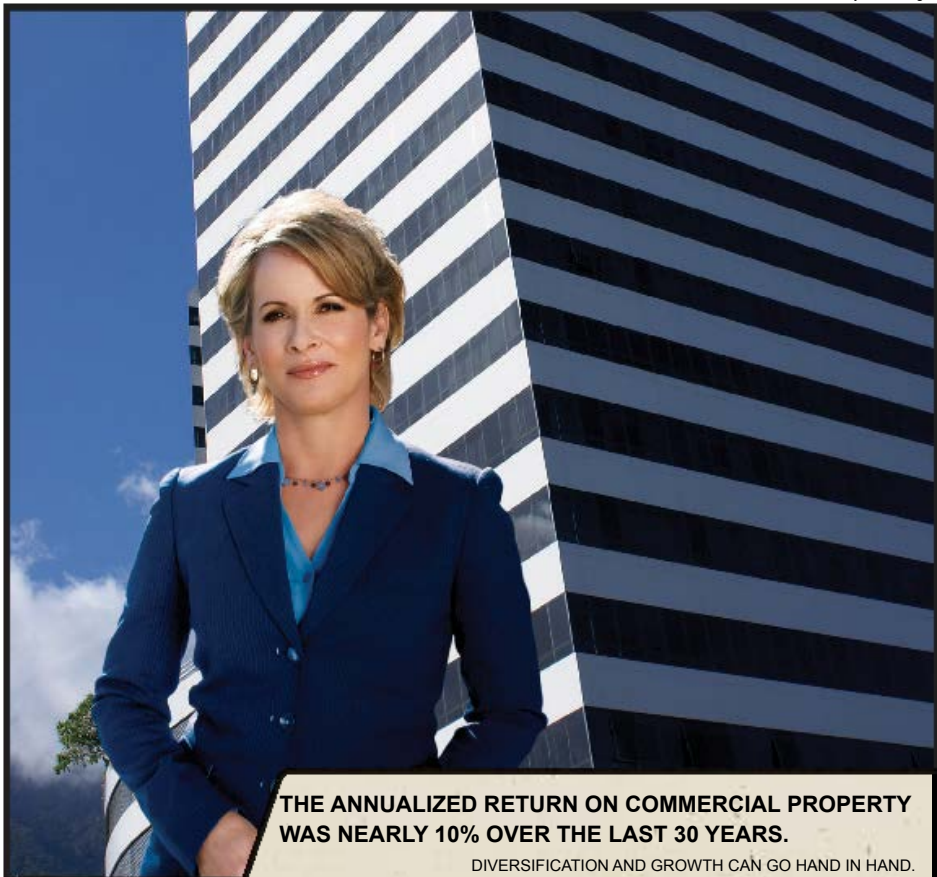


1018 Church St., Milton  
(133911) \$199,000 Heart of Town  
Multiple Uses Possible 3,600 Sq.Ft.



1001 Smith St., Milton  
(151053) \$174,900 Central Location  
Combined Commercial & Residential





**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 RELATORS®. 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® TODAY.**



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# Property For Sale

2828 Gallia Street | Portsmouth



Call or Text Nick Rutman today! 740 | 821.2172

**\$479,000**

*Make Your Restaurant Dreams a Reality!*

This restaurant and its location, is the best new restaurant opportunity in Southern Ohio! It's located at the split of Rt. 52 East/West with parking lot access from both directions. The restaurant will be sold with all remaining kitchen and bar equipment included. Make your mark in Southern Ohio with this restaurant and location, that can't be missed!

  
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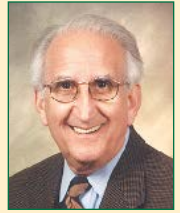




5869 Davis Creek Rd., Barboursville, WV 25504  
Mark Mansour, WV & OH Broker

# Ed Rahal

Call  
304 617-5536



**Experience Counts!**



### 2134 5th Street Road, Huntington

Former Restaurant Could Have A Variety Of Uses. Conveniently Located Within City Limits In A High Traffic Area With Easy On & Off Access To The Interstate. Good Visibility And Ample Parking. Call Ed For More Details. #135041 \$485,000



### 401 3rd Ave.,Huntington

Apx. 38,000 Sq.Ft. Call Ed For More Details. #150189 \$850,000



**Build To Suit**  
923 20th St. - 2 story small block warehouse plus paved extra lot on back for parking. Building needs updating. #131440 \$75,000



### 500 Madison Ave & 605 5th Ave. West, Huntington

Call Ed For More Details.  
#151012 \$435,000



### 4711 Piedmont Rd.

#133473 \$165,000



135 Norway Ave. - Commercial Land.  
#132416 \$160,000



### 2144 Pleasant Valley

#134137 \$219,900



# 304 525-8351

(Days & Evenings)



**Flora & Mitzi Russell**

**2536 Fifth Street Road**

Mitzi Russell, Broker

## COMMERCIAL Or MULTI-FAMILY PROPERTIES



**CEREDO** - Corner of Main & High Streets w/lots of parking! 2 rentals up. Bottom can be commercial or residential. \$125,000



**WAYNE** - Duplex or live on one floor & work on the other. Across from courthouse. \$160,000



**52 Acres**

**LAVALETTE/KENOVA Area**  
- Building w/3 Units. 2 upper level with 3 BR, 1 BA each & each rented for \$650. Lower level is owner use or rent for \$3rd income. City water, fruit trees. Nice woodlands. \$159,500



## LOOKING TO LEASE?

OFFICE SPACE, RETAIL OR WAREHOUSE

- Downtown Ashland
- All sizes from a single office to 20,000 sq. ft.
- Competitive lease rates

**WILL BUILD  
TO SUIT**

**606-831-7030**

*Call:*  
**ALISON CHRISTIE**





**Readmond Printing**  
**2236 Winchester Ave.**

Office, warehouse and residential apartment. Many commercial uses. Apx. 7,000 sq.ft. Printing business is also for sale in addition to the building. Plenty of parking.



**2154 Carter Ave.**

2,700 sq.ft. of Medical office space. 5 Exam rooms, nurse's station, reception area and office space. Additional space upstairs with full shower & full kitchen. Off-street parking



**2150 Carter Ave.**

Over 4,000 sq.ft. of commercial property. Some rooms w/14 foot ceilings. Off-street parking. Currently leased, so this would make a great investment property.



**Rt. 5 & US 23 (Russell Rd)**

60+/- Acres of Prime Development  
 \$1,999,000



**Rt. 180**

Across From Flying J. Plaza  
 6.72+/- Acres - \$599,000

**Call Alison Christie**  
**606-831-7030**

CHRISTIEPROPERTIESKY@OUTLOOK.COM

1701 Central Avenue  
 Ashland, KY 41101



Lucien M. Ross, Principal Broker







## Beautiful Farm Near Wheelersburg, Ohio!

(Located off St. Rt. 522)

Just the right balance of land and buildings. You must come and see what this property offers. From the awesome views on the hill to the warmth of the 1910 farm house, the barns which once housed cattle to the modern 42x60 metal bldg which is excellent for parties/family gatherings or a business. Good road frontage for new home construction. 144 acres with woods great for hunting, 4-wheeling and farming. Lots of wildlife. Many possibilities awaiting the new owner. \$475,000 Call for a private showing!



## NEW ON MARKET Good Rental Investment!!!

Located in  
**Portsmouth, Ohio**  
Offered as whole  
package.



- 10 Unit Apt. Bldg w/2 BR in each. Fully occupied
- 4 Unit Apt. Bldg w/2 BR each. Parking
- Large fenced yard
- 2 story duplex apartment w/det. garage.

Asking \$399,900 Call Sarah  
for additional information  
and details!

**Call for additional  
information on other  
commercial buildings  
and land for sale in  
Scioto County, Ohio.**



**Commercial Land  
on US Rt. 23,  
Lucasville, Ohio.**  
4 level acres.  
Water, gas, electric &  
sewer available.



**Sarah A. Veazey** REALTOR

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### *Commercial*

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Some Investments With Great Risk  
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**Donna Gannon**  
"Working Hard & Getting  
Results in Ohio & Kentucky"

## Kentucky & Ohio Commercial Properties



**800 St. Christopher Dr.,  
Bellefonte Hospital, Ky** - 2,100 Sq.ft.  
medical suite! Ready to move into! \$219,000



**252 James E. Hannah Dr., S. Shore, Ky**  
Currently a beauty school. Corner lot w/  
great location. \$129,000



**1409 Blackburn, Ashland, Ky**  
Multiple uses for this bldg on the busy inter-  
section of Blackburn & 13th St. 3 new HVAC  
systems & over 10,000 sq.ft. \$259,000



**6.67 Acres - Zoned Commercial  
Vacant Land - Ashland Dr., Ky**  
at entry of Bellefonte Hospital. \$225,000



**1606 Greenup Ave., Ashland, Ky**  
Great location on busy corner lot! Get the  
exposure for your business! \$149,000



**351 Bellefonte St., Russell, Ky**  
Business opportunity to own storage units &  
build more! Downtown Russell. \$169,000



**2611 Louissa St., Catlettsburg, Ky**  
2 apartments on 2<sup>nd</sup> floor. One 2 BR &  
one 1 BR, each w/BA, laundry, range &  
refrig. Separate H/AC units. \$120,000



**38+ Acres - Zoned Commercial  
Vacant Land - South Point, Ohio**  
Backs to Fitzpatrick Hgts. Across from State Police.  
Level acreage. \$549,000





**Andy  
Bowen**  
304**416-0310**  
rabowen@yahoo.com

**Rich  
Tucker**  
304**634-8804**  
richardtucker001@gmail.com



**"We Are The Right Choice For Your Real Estate Needs! "**



**Downtown Htgn.**  
MLS#134429 \$250,000  
Multi-use. 3 Floors w/9,200 sq.ft.  
3,000 sq.ft. 1<sup>st</sup> floor retail space  
6,000 sq.ft. 2<sup>nd</sup> & 3<sup>rd</sup> floor apt. space  
Four 1 BR units per floor.  
16 Parking Spaces. Great Location



**Downtown Htgn.**  
MLS#150226 \$700,000  
Multi-use Building at Great Location.  
Remodeled with office & retail space  
and dorm style apartments on 2<sup>nd</sup>  
& 3<sup>rd</sup> floors. Open foyer, lg waiting  
area, restrooms, laundry room, game  
room, full bsmt & common areas.



**Huntington - Rt. 60 East**  
MLS#151028 \$275,000  
Completely Remodeled and  
ready to go. Parking for 10+.  
160 ft of frontage on extremely busy  
section of Rt. 60.  
5 offices, security system, outside  
lighting, 2 bathrooms & outside patio  
w/7 ft. privacy fence.



**Merritts Creek**  
**REDUCED**  
MLS#134555 \$649,000  
Price Reduced! Strip Mall Shell.  
Perry Winkle Plaza  
Great Location. 20,000 sq.ft. Shell  
3 Acres & All Utilities.  
Parking for over 100 vehicles  
Purchase As Is Or Build to Suit.



**Hurricane - Rt. 60 E**  
MLS#150360 \$400,000  
6+ Acres  
Development Potential



**Milton - Fox Fire Rd.**  
MLS#150698 \$2,000,000  
45 Acres w/bldgs, 2 inground pools,  
commercial slide, bath house,  
basketball court, 3 phase electric,  
25 developed camp sites with  
electric, water & sewer, paved road.



**Downtown Area  
Commercial Lease**  
MLS#150202 \$5,000/month  
Professional Bldg. Near MU  
Apx. 5,000 Sq.Ft. - 1<sup>st</sup> Floor  
Beautifully maintained.  
\$12/per sq.ft.  
15+ parking in rear + free parking on  
street in front.



**East Hills - US Rt. 60 East**  
MLS#150538 \$300,000  
6,655 Sq.Ft. Class A office space.  
Shell only.  
Professional Center.



**Gabriel Brothers Plaza  
Commercial Lease**  
MLS#150667 \$7,910/month  
Rt. 60, Huntington  
High Traffic Area  
18,875 Sq.Ft. shell  
w/loading docks.  
Plenty of Parking





1001 Sixth Ave., Huntington, WV  
(304) 529-6033



## Francis McGuire

Principal Broker

**(304) 751-6577**

[fmcguire@callmcguire.com](mailto:fmcguire@callmcguire.com)



**5636 US Rt. 60**  
**Barboursville, WV**  
**\$7,650,000**

Tangible brick and mortar investment!  
Pea Ridge / Kmart Shopping Center.  
150,000 sq.ft.  
95% occupied  
Great cash flow  
MLS 150705

Text e327924 to 22932



**401 11th Street**  
**Huntington, WV**  
**\$1,990,000**  
***Fantastic Development Opportunity!***  
The Coal Exchange Building offers  
140,000 sq.ft. with  
18,550 sq.ft. retail  
with 15 stories.  
MLS 134697

Text e318820 to 22932



**633 5th Avenue**  
**Huntington, WV**  
**\$449,000**

Great commercial space near  
Cabell County Courthouse.  
Property is uniquely laid out  
with open rooms.  
Outbuilding and plenty of parking.  
MLS 117331

## Offices For Lease



**620 5th Avenue**  
**Huntington, WV**  
**MLS 134334**



**819 6th Avenue**  
**Huntington, WV**  
**MLS 150569,**  
**150570, 150573**



**1900 3rd Avenue**  
**Huntington, WV**  
**MLS 133941,**  
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