

# Commercial

## PROPERTIES & INVESTMENT OPPORTUNITIES

West Virginia, Kentucky & Ohio

Volume 5, Number 1

FREE

**330 21<sup>st</sup> St. & 2109 Carter Ave.  
Ashland, KY**



The perfect location in central Ashland to start your new business! This grand Doctor's office offers a very large 50x52' lobby with reception areas, 14 exam rooms and offices, 15 off-street parking spaces, multiple restrooms & kitchen w/break room. Building size is over 5,000 sq.ft. There are 2 entrances - one on 21st Street and the other on Carter Avenue. Currently bank owned and ready to deal, plus possible financing available! 1/3 of building is already leased - Great business opportunity. Square footage is approximate. Priced at only \$485,000.



**Teresa  
Wright Powers**  
606-922-8800  
REALTOR/Multi Million \$\$ Producer  
1627 Greenup Ave • Ashland, KY 41101



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



**Mark  
Breeding**  
606-615-0462  
Breeding Appraisals & Consulting  
REALTOR/Cert. Res. Appraiser  
Each office independently owned & operated

**RE/MAX® REAL TEAM  
REALTY**

**THE  
POWERS  
GROUP**

[www.teresawrighthomes.com](http://www.teresawrighthomes.com)

Carol Jean Cieraszyński, Principal Broker/Owner



**View our site on your smart telephone.  
[www.homeswvohky.com](http://www.homeswvohky.com)**



Add it to your home screen for easy access!



## Commerical Properties For Sale



91 RIVERVIEW DRIVE | FRANKLIN FURNACE

\$995,000

Turn-key business opportunity! Originally built as a single family home, now a fully operational bed & breakfast offering stunning views of the Ohio River with riverfront & marina access. Covered private deck, lighted & powered. B&B offers close to 3500 sq.ft. with wrap around deck, hot tub, & backup portable generator with interlock system.

Call on Your Next Move today! 740 | 250-8781



2028 GALLIA STREET | PORTSMOUTH

\$479,000

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!

Call on Your Next Move today! 740 | 821-2172



*A fresh perspective on your next move.*

740-364-HOME | 1118 HUTCHINS STREET SUITE B | PORTSMOUTH



## #1 HWM Drive Ashland, Ky

Local manufacturing company is selling land & buildings off US 60 near I-64 in Ashland. Land includes **80+/- Acres**. Buildings have 63,584+/- sq.ft. with 3,200+/- sq.ft. of office space. The company would require a minimum of 10 years on a lease back. Priced at \$3,200,000. Call David today for more information or for a showing!



**David Cathers**  
606 571-8167

**RE/MAX**® **REAL TEAM REALTY**

Carol Jean Cieraszynski, Principal Broker/Owner

1627 Greenup Ave • Ashland, KY 41101 Each office independently owned and operated



# Benefits of Owning Commercial Real Estate



**Potential Cash Flow**



**Equity Buildup**



**Tax Shelter**



**Inflation Hedge**

**Invest Locally**

**Watch your  
investment grow.**



**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  
Each office independently owned & operated

**RE/MAX**

**REAL TEAM  
REALTY**

**THE  
POWERS  
GROUP**

[www.teresawrightthomes.com](http://www.teresawrightthomes.com)

Carol Jean Cieraszynski, Principal Broker/Owner



**COMMERCIAL**



**104 16<sup>th</sup> Street, Ashland, Ky** - This building offers retail space with a warehouse in downtown Ashland, and features a loading dock with 2 doors. There are 2 bathrooms & off-street parking is available. Building size is over 5,000 sq.ft. The seller is willing to consider a lease or lease purchase to qualified tenants. Square footage is approximate. Priced at only \$199,900

**COMMERCIAL**



**5642 St. Rt. 60, Ashland, Ky** - Motivated Seller! There is apx. 10,956+/- sq.ft. in total. The large warehouse offers 5,540+/- sq.ft. & includes 3 large doors, 7.5 ton overhead crane, 4 Jib crane beams and a finished office. The block building is apx. 4,800+/- sq.ft. w/overhead heat & 1 garage door. Interior access from metal bldg to block bldg. This property includes 2.31+/- acres. \$350,000

**COMMERCIAL**



**2920 Winchester Ave., Ashland, Ky** - Great location! This bldg is a former doctor's office featuring 3,400+/- sq.ft. of your own office area, plus you can lease 3,400+/- sq.ft. to help pay off your mortgage quickly. Ample off-street parking available. This building is bank owned & offers 3 exam rooms, 2 bathrooms & plenty of office space! Sq.Ft. is appx. Give us a call for your private showing today! Priced at \$505,000.

**COMMERCIAL**



**12092 Virginia Blvd, Ashland, Ky** - Located in the Paul Coffey Industrial Park, this warehouse/office space is on 1.89+/- acres. Major updates have taken place recently, including 2 new heat pumps, windows, carpet, flooring & gravel in the front & back, plus many more! The back lot is fenced with gates to keep the premises secure. Office bldg offers 3 offices, 1 conference room & 2 bathrooms. Seller will consider a long-term lease to qualified tenants! \$549,900

**COMMERCIAL**



**Lots On Cannonsburg Rd., Ky** - There are 5 level residential lots available of various sizes. Utilities are available & the road frontage is well-maintained. Lots are located near Lakinview Estates. Each priced separately at \$24,900 each. Call for more information or to see the property today!

**COMMERCIAL**



**0 Bellefonte Princess Rd., Ky** - Great Investment Opportunity! Located in the heart of Bellefonte, this is an extremely large 18+/- Acres of prime real estate ready to be developed. Offering both level and rolling land. There are 8 residential lots that have been platted with separate entrances. Perfect for upscale condos or elite homes. There is also a pond within the property lines. Call for more information! \$795,000



## 1107 Powell Lane, Flatwoods, Ky



### Norman's Locker Room is NOT going out of Business, but...

If you are looking for a rewarding career where your investment provides an income for you and your family, this business is **For Sale** and was built with years of honesty and integrity. One of the leading, high volume retail stores! The amazing employees and management can stay in place and assist you in your new career. Work for yourself! Offers delivery areas and still have room to grow. We are selling the business separate or together with the building. Prime Russell school location.

***Call Teresa immediately for details at 606-922-8800.***



**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

**RE/MAX® REAL TEAM  
REALTY**

**THE  
POWERS  
GROUP**

[www.teresawrighthomes.com](http://www.teresawrighthomes.com)

Carol Jean Cieraszyński, Principal Broker/Owner



1627 Greenup Ave • Ashland, KY 41101

Each office independently owned & operated

# Large Commercial Building **FOR RENT**



**5<sup>th</sup> Street Road, Huntington**

- Two Floors
- Large Driveway - Good Parking
- Office Space with 5 Rooms
- Garage with Large Storage
- Central Heat & Air
- No Alcohol, Gaming or Garage

**\$1,800/month + Utilities**

**No Deposit**

**Call 304-962-0066**



**2440 Winchester Ave.  
Ashland, Ky**

Great location with high visibility. Commercial building with drive-thru capability in convenient downtown Ashland. Could suit many types of businesses. Tenant on left side of building. The seller is a licensed Realtor in the state of Kentucky. Priced at \$169,500 Call David Cathers @ 606-571-8167 for more information or for a showing today!



**David Cathers**  
606 571-8167

**RE/MAX**

**REAL TEAM REALTY**

Carol Jean Cieraszynski, Principal Broker/Owner  
1627 Greenup Ave • Ashland, KY 41101

Each office independently owned and operated



## *Commercial*

### *Properties & Investment Opportunities*

is published by Tri-State Publications,  
P.O. Box 1991, Huntington, WV 25720,  
Telephone (304) 736-0561. Copyright 2016.  
**Reproduction of any photographs, artwork  
or copy herein is strictly prohibited  
without prior written permission.**

All advertised properties are subject to prior sale or withdrawal without notice. Tri-State Publications is not a registered real estate broker and this magazine offer is not an effort to assist in the buying or selling of real estate. The A.B.O.R., advertisers, associate publisher, and the publisher are not responsible or liable for misinformation, misprints, or typographical errors. Real Estate advertised in this magazine is subject to the Federal Fair Housing Act of 1968. "The Federal Fair Housing Act makes it illegal for a housing provider, owner, real estate agent/broker and/or publisher to cause to be published or publish any verbal or printed advertisement regarding the sale or rental of housing which indicates a preference for or exclusion of any of the following protected basis: race, color, sex, religion, national origin, handicap and/or familial status. (having children below the age of 18 or being pregnant) unless otherwise exempted. This magazine will not knowingly accept any such advertisements which indicate a preference for or exclusion of any of the above named protected basis. This magazine will not knowingly accept any advertising for real estate which is in violation of the law. Dwellings advertised in this magazine are available on an equal opportunity basis.

**For Advertising Information Contact**

**Telephone (304) 736-0561**

**Fax: 304-736-4006**

**Email: [homes@ezwv.com](mailto:homes@ezwv.com)**

**[www.homeswvohky.com](http://www.homeswvohky.com)**

# Are You Looking For A Home, Rental Property or Investment Opportunity?

Then go to

**[www.homeswvohky.com](http://www.homeswvohky.com)**

to find the latest Real Estate  
Opportunities



***The Best In Real Estate Publishing For  
Over 43 Years***



# 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**



## Alison Christie

**606-831-7030**

**CHRISTIEPROPERTIESKY@OUTLOOK.COM**

**ROSS**  
Real Estate Services

1701 Central Ave. Ashland, KY 41101  
Lucien M. Ross, Principal Broker







### **1325 Wolohan Dr., Ashland**

3.33+/- Acres. 10,000+ sq.ft. 12' ceilings, 2 loading dock doors, 3 or more baths. Metal roof. Concrete floor. \$1,300,000



### **945 29th St., Ashland**

Medical Office Condo with 2 units, selling separately or together. Each unit has 2,088 sq.ft. with 6 exam rooms. One unit is currently leased w/apx. 12 months remaining on the lease. Each unit is \$315,000.



### **1612 Greenup Ave.**

**Drastically Reduced to \$175,000.**

This would make an excellent retail space & upper floor residential space.



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

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



### **2317 Winchester Ave. Ashland**

Hotel/Motel. Off-street parking \$194,000



### **2154 Carter Ave., Ashland**

2,700 sq.ft. of Medical office space. 5 Exam rooms, nurse's station, reception area & office space. Add'l space upstairs w/full shower & full kitchen. Off-street parking. \$345,000



### **2741 Country Rd. Ashland**

Main bldg has office & warehouse space plus an additional 75x42 morton Bldg. Plenty of off-street parking. \$295,000



### **12379 Kevin Ave., Ashland**

Office & warehouse space with overhead garage door. For sale at \$195,000 or call for lease price.

**Call Alison Christie**

**606-831-7030**

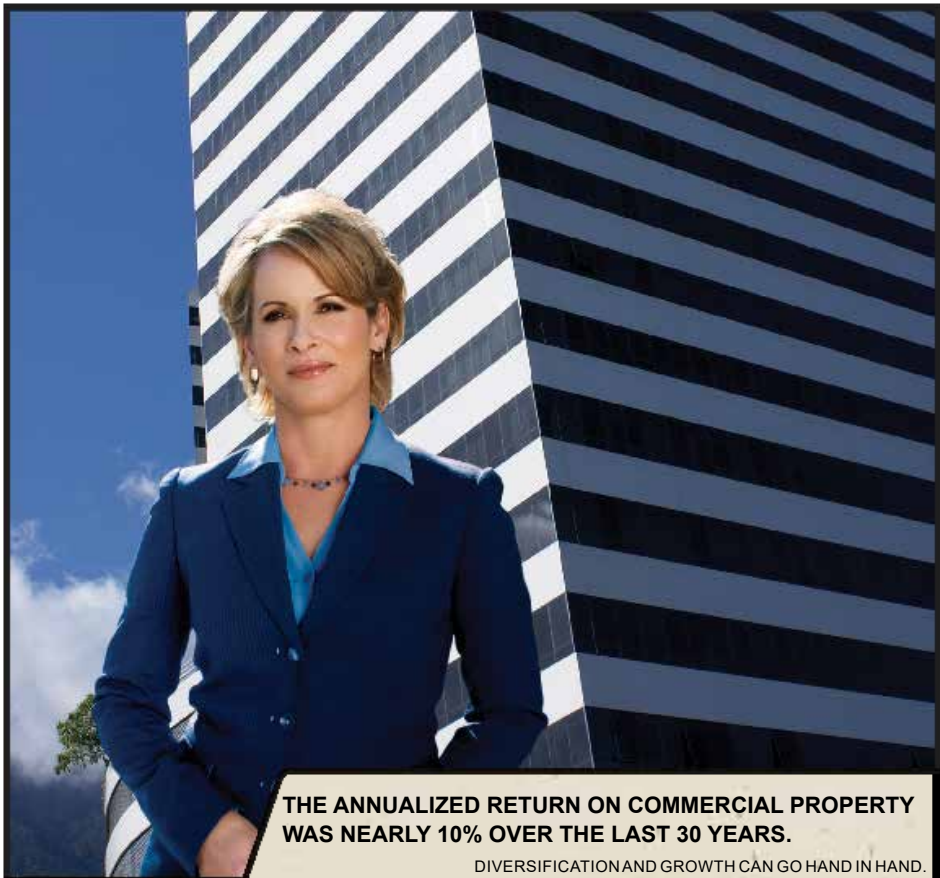
CHRISTIEPROPERTIESKY@OUTLOOK.COM

1701 Central Avenue  
Ashland, KY 41101



Lucien M. Ross, Principal Broker





**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 REALTOR® TODAY.**



Copyright 2008 National Association of REALTORS®



## George Conard



304 **544-2573** Cell

304 **736-9955** Office

Email: [georgedconard@aol.com](mailto:georgedconard@aol.com)



5869 Davis Creek Rd, Barboursville WV

 Mark Mansour, WV & OH Broker 

## George Sez...

### Check Out These Commercial Properties...



#### 1242 Washington Ave., Huntington

Great office for health care, law, accounting, insurance sales, etc.

High traffic & easy access to I-64, Rt. 60 & Rt. 52. Offering 5-10 Office spaces, 2 restrooms, parking.

#153038 \$139,000 Call Buck Conard 304-360-0989



#### 403-403-1/2 Norway Ave., Huntington

Retail/Wholesale/Showroom/Office Space! Busy intersection at Norway & Washington Blvd. \$30K

in updates & AC units in 2012. New windows, electrical upgrades. Apartments apx. 900 sq.ft. each. Parking. #154838 \$129,900



## Quality, Service, Excellence

*The Staff of*

*Commercial*

*Properties & Investment Opportunities*

*has been providing*

*The Finest In Real Estate Publishing to the Tri-State Area for over 43 years.*

*We are Dedicated to Quality and Excellence and are Committed to Faithfully Providing Accurate, Fair, Professional, Courteous Service.*

To see any of our magazines online, go to  
**[www.homeswvohky.com](http://www.homeswvohky.com)**

To advertise in the next  
edition of the Commercial magazine,  
call 304-736-0561 or email: [homes@ezwv.com](mailto:homes@ezwv.com)



# Attention Advertisers!



Want More **BANG...**  
...For Your **BUCK?**



**Same Price For The Last 19 Years**



**No Contract - No Pressure**



**Beautiful Color - Excellent Print Quality** (It won't rub off on your fingers)



**Great Distribution**

(Fresh and comprehensive distribution  
In the hands of readers for a long time)



**Great Exposure**

(On the web for quick and easy access  
10 days early -- with over 26,000 hits)

**[www.homeswvohky.com](http://www.homeswvohky.com)**



**Free Ad Design & Quality Service**

(No charge to compose your ad)

**Call Today For Your Price Quote.**  
**304-736-0561**





**Located on heavy traffic Rt 152, Lavalette**  
2 story stone building w/basement. Provides 3 rooms on 2<sup>nd</sup> floor, great for private office space. Kitchen/break room, Bath & 4 lg rooms on 1<sup>st</sup> floor w/closets for storage space. Could be used for reception, offices, lounge area or conference rooms. Basement has half bath, extra sink in hall & lots of room for supplies & work areas with exterior door for deliveries. 14+ vehicle parking lot. \$800/month rent & \$800 deposit. **Call 304-523-0777 or 304-634-2233**



Historic Spacious Brick offering 3 BR, 1.5 BA, living room, dining room & kitchen. Large yard, 2 outbuildings with carport. Close to Courthouse, banks and other Town of Wayne businesses. Could be a great office. Located right beside the Wayne Library. \$700/month rent & \$700 deposit.

**319 Keyser St., Wayne**  
**Small Town Charm**

**Call 304-523-0777 or 304-634-2233**



**2738-2740 4<sup>th</sup> Ave. Triplex** near St. Mary's Medical Center & MU. Off-street parking. Modern kitchen, washer/dryer remain in all units. Great investment! #154086 \$90's **Call 304-208-0081**



4649 Rt. 152 Lavalette, WV

**304 523-0777** *Large enough to serve **YOU**,  
Small enough to **CARE!***

[www.BootonRealtyWV.com](http://www.BootonRealtyWV.com)

*Serving West Virginia*



Darik Adkins, Broker



Janice Fouts, MBA, CNE  
WV Realtor

***“Jan Is Your  
Reason To Invest  
In Real Estate”***

**304-733-7120**

**304-552-3519**

[ipromisewvrealtor@gmail.com](mailto:ipromisewvrealtor@gmail.com)

[www.jfouts.oldcolony.com](http://www.jfouts.oldcolony.com)

[www.jfouts.oldcolony.com/blog](http://www.jfouts.oldcolony.com/blog)

**Business Development since 1993**

- Business Development
- Financial Counseling
- Right Way To Sell For Maximum Profit
- Return On Equity
- How To Manage The Due Diligence Process
- Cash Flow Analysis

***Jan will work to achieve  
your dreams in planning  
your future investments.***  
Give Jan a call and  
let her help meet your  
Goals for 2016-2017.

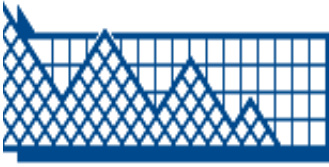


***Your Success Begins Here!***

**5869 Davis Creek, Barboursville, WV 25504**

Mark Mansour, WV & OH Broker





# Financial Market Meltdown Blues?

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

- Stock Market
- Insurance



- CD's
- Bank Accounts

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

Or

***Why not invest where you live!***

**Regional Commercial &  
Investment Properties**

# Investment Property

In Charleston, West Virginia

*Safe - Secure - Great Long Term ROI*

4 Generations Of Return

Will Sell All Together or Individually



Call  
**304-634-5202**  
For Details

Buyer Agents Welcomed  
Brokers Protected  
Owner - Licensed



**304 529-6033**

**Francis W. McGuire  
Broker**

1001 Sixth Ave.,  
Huntington, WV



**Buying or Selling?  
Experience**

**MORE**

**CallMcGuire.com**



**613-619 9th St.**

**Prichard Building.** This multi-dwelling building consists of 13 floors. The first floor consists of retail space, food, office space, etc. The 2<sup>nd</sup> - 13<sup>th</sup> floors offers a total of 61 apartments. There are 2 parking lots included in the sale. MLS# 153649 Price: \$1,500,000

**Text e345333 to 22932**



**1926-1956 8th Ave.**

This commercial property offers .79 Acre & about 22,000 sq.ft. of warehouse & office space. 5 rental properties generate apx. \$30,000/year & a vacant lot. MLS# 154708 Price: \$595,000

**Text e350990 to 22932**



**2134 5th Street Road**

Located just off heavily traveled I-64 at Exit 8, this property is located on a .71 acre level lot. Great for many uses with its 7,059 sq.ft. and plenty of parking! MLS# 154408 Price: \$439,000

**Text e349878 to 22932**



**1016 6th Ave.**

This building boasts five offices with the possibility of one more, which is currently being used as a conference room. There is a large reception area, very nice and large supply/mailroom, and file storage room. MLS# 154736 Price: \$259,000

**Text e351188 to 22932**



**500, 508, 510 5th Ave.**

High visibility corner lot is ideal for retail, service business or any type of commercial business development. Located in the highly trafficked intersection of 5<sup>th</sup> Ave. & 5<sup>th</sup> Street and the Chesapeake Brick to Ohio. MLS# 152776 Price: \$199,500

**Text e340623 to 22932**



**4 May Drive**

Professional Horse Farm featuring: 23 stall Morton barn, huge indoor riding arena, outdoor riding arena, fenced paddocks, riding trails, observation room, tack room, wash bay, feed room, hay loft & very nice 1,368 sq.ft. apt in barn. Barn & det. 1,903 sq.ft. main house are situated on 80 Acres with fields, wood trails, wild turkeys and deer. MLS# 153420 Price: \$585,000

**Text e344119 to 22932**

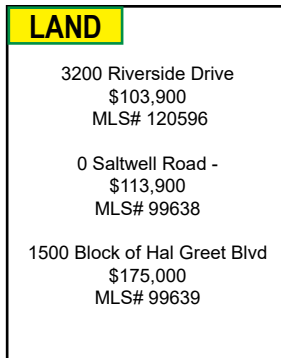


**MULTI-DWELLING**

**2539-2541 3rd Ave.**

Great Investment! 5 apts & 1 commercial office on first floor. Conveniently located near Marshall University & St. Mary's Hospital. In need of updates. Seller motivated. MLS# 154654 Price: \$149,000

**Text e350765 to 22932**



**LAND**

3200 Riverside Drive  
\$103,900  
MLS# 120596

0 Saltwell Road -  
\$113,900  
MLS# 99638

1500 Block of Hal Greet Blvd  
\$175,000  
MLS# 99639



**FOR LEASE**

**900 20th Street**

**Location, Location, Location!**

This brick & masonry building offers a reception area, bookkeeping room, 5 exam rooms and storage room. Also has 8 front door paved parking spots. MLS# 151423 Price: \$1,500/month.