

# INDUSTRIAL PROPERTY

2384 W. 23RD ST,  
BELLAIRE, OH



# FOR SALE



Jay  
Goodman

REALTOR®  
Salesperson



**HARVEY  
GOODMAN**  
BROKER, JOHN SAMBUCCO



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## Commercial Property

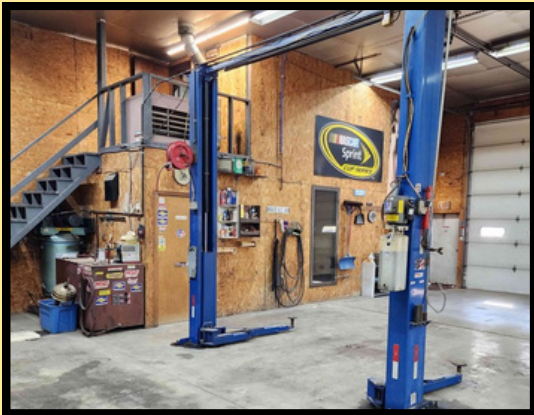
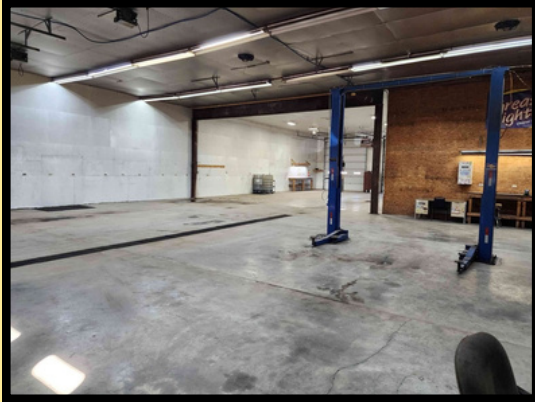


**Welcome to 2384 W 23rd Street., Bellaire, OH – your gateway to prime industrial real estate! This property spans over 4 acres, boasting a total square footage of 5,320 square feet over 2 buildings. The main building is 5,000 sf and features five, 14-foot industrial garage doors for drive-in truck maintenance, a robust 10-inch concrete floor adds durability to the space, and there is a lofted second floor with office space. For automotive businesses with specialized needs, a car lift is included. Convenience meets utility with a 320 sf storage building, providing extra space for your storage needs. The property's location, just 1 mile from Route 7, ensures easy access to major transportation routes, including OH-7 and I-470/I-70. Whether you're looking for an industrial hub or a strategic business location, 2384 W. 23rd St. is primed for success. Explore the potential of this industrial gem and envision the possibilities it holds for your business or investment ventures. Don't miss the opportunity to make this dynamic property yours!**





# Property Highlights



- **4+ Acres**
- **5,000SF Industrial Building**
- **5-14' Industrial Garage Doors**
- **10" Concrete Floor**
- **Bathroom with Shower**
- **Office Space - 2 Floors**
- **Car Lift included**
- **Single-Phase Power**
- **320SF Shed with Door & Garage Door**
- **Easy Access OH-7 & I-470/I-70**

**FOR SALE**  
**\$425,000**



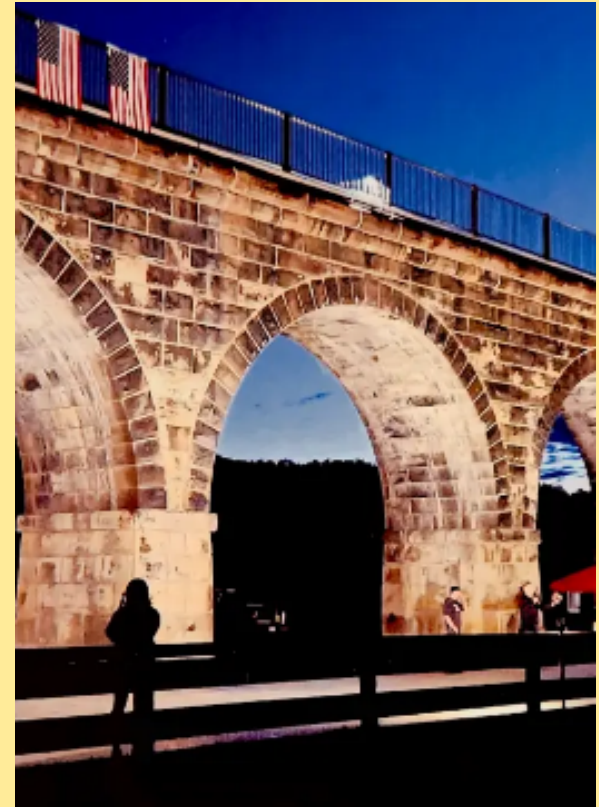


# MARKET OVERVIEW

Nestled along the banks of the Ohio River, Bellaire offers a blend of small-town charm, strategic location, and untapped business opportunity that many entrepreneurs find appealing. Situated at the crossroads of Ohio, West Virginia, and Pennsylvania markets, Bellaire provides convenient access to regional customers while maintaining lower operating costs than many larger metropolitan areas. The community benefits from its proximity to major transportation routes, industrial employers, healthcare facilities, and educational institutions throughout the Ohio Valley, creating a steady flow of residents, workers, and visitors.

For business owners, Bellaire presents the chance to become part of a community that values local investment and personal relationships. Historic architecture, riverfront scenery, and a rich industrial heritage give the village a distinctive character that can help retail, hospitality, professional services, and specialty businesses stand out. Entrepreneurs often find opportunities where larger markets have become saturated, allowing them to fill service gaps, build strong customer loyalty, and establish a recognizable presence more quickly.

The Ohio Valley region continues to draw activity from healthcare, manufacturing, logistics, energy, and professional services, making Bellaire a practical location for businesses seeking both affordability and accessibility. Whether opening a storefront, office, restaurant, service business, or commercial venture, owners can benefit from the area's regional reach while enjoying the advantages of a close-knit community where reputation, service, and local connections still matter. Bellaire offers the kind of welcoming atmosphere where businesses can grow roots, build lasting relationships, and become part of the community's ongoing story.





# THANK YOU!



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