



COMMERCIAL BUILDING & LOT FOR SALE

255-257 W. Main Street - A commercial building at a prime location in the center of St. Clairsville, Ohio, with extra ½ acre lot.

\$450,000

4,776sf
AVAILABLE



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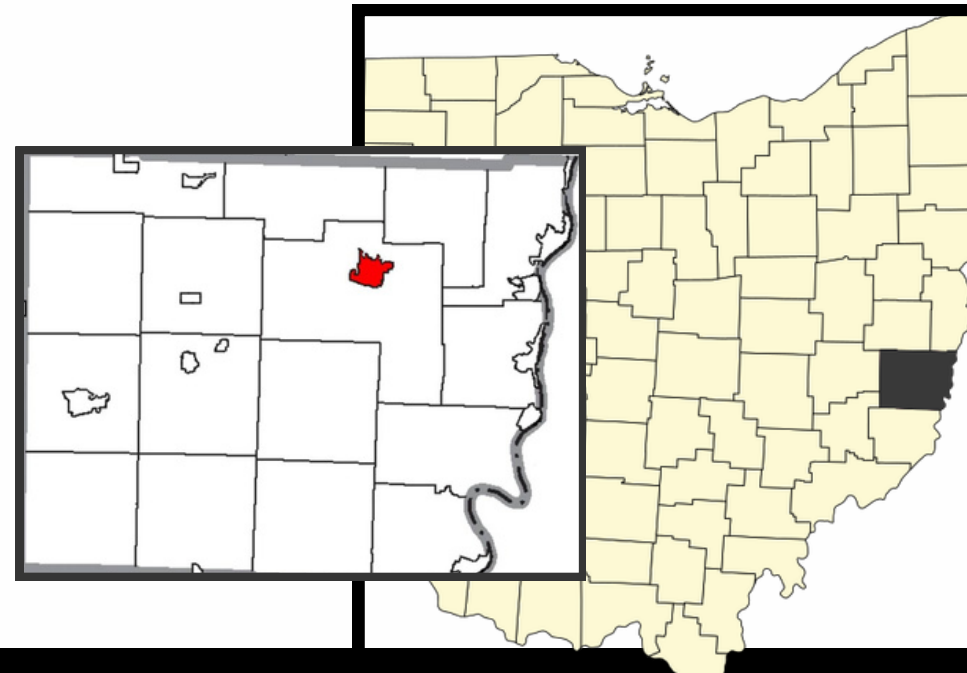
OFFERING MEMORANDUM



ST. CLAIRSVILLE, OH

AREA OVERVIEW

- **Location:** Situated in Belmont County in eastern Ohio, just off Interstate 70 and close to the Ohio-West Virginia border.
- **County Seat:** St. Clairsville serves as the county seat of Belmont County.
- **Historic Charm:** The city features a charming downtown with historic architecture and local businesses that reflect its 19th-century roots.
- **Population:** Home to approximately 5,000 residents, offering a small-town atmosphere with access to larger metropolitan areas.
- **Recreation:** Includes Memorial Park, which offers a pool, walking trails, sports fields, and picnic areas.
- **Shopping & Dining:** Nearby Ohio Valley Mall and various locally owned restaurants and shops provide a mix of retail and dining options.
- **Proximity to Wheeling, WV:** Just minutes from Wheeling, providing easy access to additional amenities, employment opportunities, and cultural events.





Executive Summary

Premier office building and extra half-acre lot FOR SALE! Nestled in the heart of the vibrant city of St. Clairsville, this free-standing gem with established tenant and bonus connecting lot, offers everything you need to take your operations to the next level. The building boasts three floors of space, including 10 offices and a spacious conference room. With convenient facilities such as three bathrooms and 13 parking spots, along with a strategic location just a mile from I-70, connectivity and accessibility are at your fingertips. Don't miss out on this incredible opportunity to secure a prime location in St. Clairsville.

\$450,000**4.776sf**
AVAILABLE

PROPERTY HIGHLIGHTS

1 Available
Space
4,776 SF

2 Parking Lot -
13 Spaces

3 Traffic Count
on I - 70
- 51,000+

4 Traffic Count
on W. Main St
- 11,000+

5 Average
HH Income
- \$73,000+

6 Population
- 17,000+





AERIAL MAP & FLOOR PLAN





ST CLAIRSVILLE, OH OFFICE
250 W. Main St
St. Clairsville, Ohio 43950
740-695-3131

MARTINS FERRY, OH OFFICE
410 Walnut St
Martin Ferry, OH 43935
740-633-6363

STEBENVILLE, OH OFFICE
2700 Sunset Blvd
Steubenville, Ohio 43952
740-264-0300

WHEELING, WV, OH OFFICE
980 R National Rd
Wheeling, WV 26003
304-233-4451

BARNESVILLE, OH OFFICE
820 Bond Ave
Barnesville, Ohio 43713
740-425-3535



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