

# PREMIER COMMERCIAL

REAL ESTATE SERVICES

Douglas C. Wise - Broker

## BUILT-OUT RESTAURANT

## NOW LEASING

## SUITE B



## STATE ON CAMPUS MORGANTOWN, WV

[WWW.PREMIERCOMMERCIALRES.COM](http://WWW.PREMIERCOMMERCIALRES.COM)

## 2,499 SF OF SPACE AVAILABLE

## 331 BEECHURST AVE.

## HIGHLIGHTS:

- Space built-out as Restaurant
- Turnkey restaurant space with Type 2 hood.
- Ground floor restaurant opportunity, steps away from West Virginia University
- End cap space available with designated patio for outdoor seating
- Strong visibility with heavy vehicle and foot traffic throughout the day.
- Convenient, integral garage parking for retail and restaurant

SUITE B



**STATE ON CAMPUS**  
331 BEECHURST AVE.

**PRIME ON-CAMPUS RESTAURANT SPACE**  
**BUILT OUT & READY FOR YOUR CONCEPT**  
**STATE ON CAMPUS | 331 BEECHURST AVE. MORGANTOWN, WV 26505**

Depth  
65' 11"

## Revisions

### Floor Plan

Prepared 09/06/2022

Unit 8

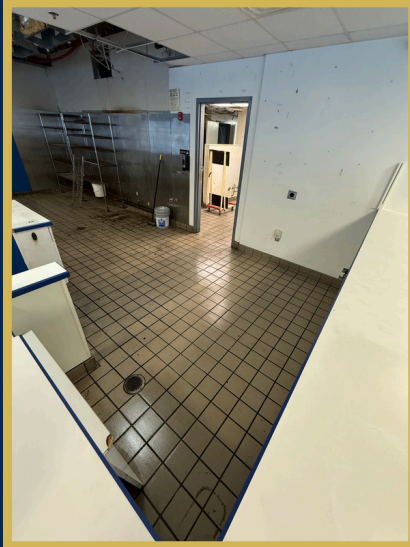
# EXTERIOR PHOTO



# INTERIOR PHOTOS



# INTERIOR PHOTOS



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**INQUIRE TODAY!**

**304.777.4050**

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