

PREMIER COMMERCIAL

REAL ESTATE SERVICES

Douglas C. Wise - Broker

FOR SALE / FOR LEASE

**1229 COUNTRY CLUB RD
REAL ESTATE**

FAIRMONT, WV

COMMERCIAL PROPERTY / DEALERSHIP

WWW.PREMIERCOMMERCIALRES.COM

MARION SQUARE

WENDYS

COUNTRY CLUB SHOPS

RETRO SKATE

**GERRY RAYMOND
CHEVROLET OF FAIRMONT**
PROPERTY FOR SALE

**GERRY RAYMOND
CHEVROLET OF FAIRMONT**

FAIRMONT, WV

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PROPERTY OVERVIEW

GERRY RAYMOND
CHEVROLET OF FAIRMONT

FAIRMONT, WV 26554

ASKING LEASE RATE / **\$9.75 PER SF - NNN**

ASKING PRICE / **\$4,400,000**

AVAILABILITY / **WITHIN 12-18 MO.**

GROSS BUILDING SIZE / **37,000 +/- SF**

GROSS LOT SIZE / **5 +/- ACRES**

ABOUT THIS PROPERTY

Nestled on a sprawling just-over-5-acre plot, this property at 1229 Country Club Rd in Fairmont, WV, presents a versatile and spacious landscape ideal for various endeavors. The total building square footage spans an impressive 37,000, comprising distinct functional spaces to accommodate diverse needs. The property boasts approximately 11,000 square feet dedicated to a flexible showroom and office area, perfectly balancing professionalism and presentation. With an extensive 17,500 square feet allocated to a workshop, this property caters to hands-on operations, offering ample space for production or specialized workspaces. Additionally, it provides approximately 8,500 square feet of storage, additional office area, and mezzanine area, ensuring ample room for storage solutions or supplementary office functions. This expansive property harmonizes ample space with strategic division, making it a promising canvas for various business ventures or creative endeavors.

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**SCAN TO VIEW VIDEO
OR CLICK LINK BELOW**

[HTTPS://YOUTU.BE/ZOIS6WR-KS8](https://youtu.be/zois6wr-ks8)

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BUILDING SPECIFICATIONS

Constructed in 1969, this building at 1229 Country Club Rd in Fairmont, WV, stands as a testament to enduring quality and functionality. Embracing a Main Corridor Commercial (MCC) zoning, this property accommodates various commercial endeavors. Presently, it serves as a comprehensive full-service auto dealership, featuring an expansive showroom, dedicated parts department, and a service center, ensuring a holistic automotive experience for patrons. The building's layout caters to versatility, with approximately 11,000 square feet designed for a showroom and office space, alongside a substantial 17,500 square feet allocated to a workshop, ideal for automotive maintenance and repairs. Furthermore, an additional 8,500 square feet of storage, mezzanine, and office area complements the property's functionality. Gerry Raymond Chevrolet continues operations here for the next 12 months, bridging their legacy while transitioning to a new location, showcasing the property's adaptability and ongoing value within the automotive industry.



UTILITIES

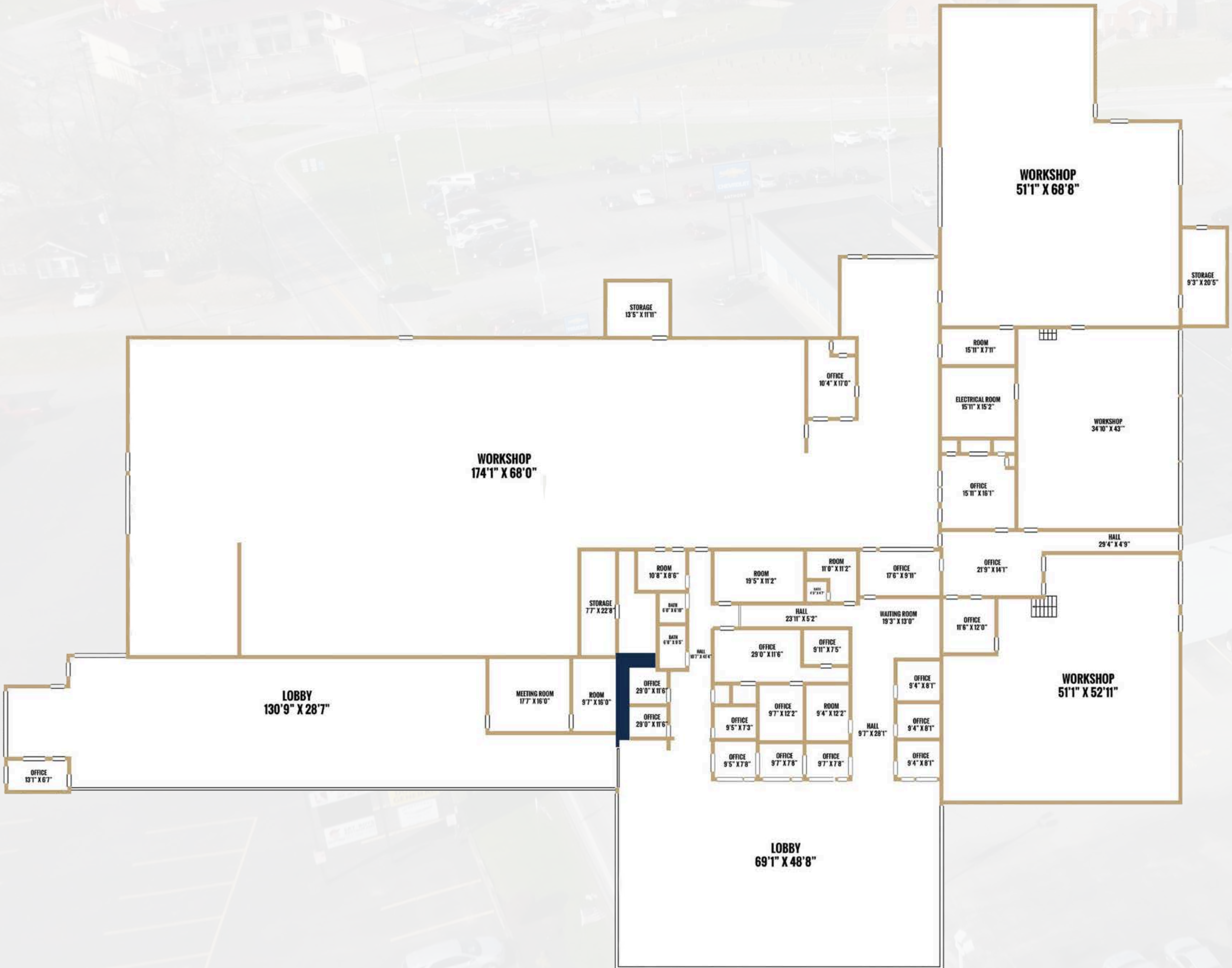
Listed below are the utilities currently available at the property.

UTILITY	PROVIDER
ELECTRIC	MON POWER
NATURAL GAS	HOPE GAS
WATER	FAIRMONT PSD
SEWER	FAIRMONT PSD
TRASH	WASTE MANAGEMENT / REPUBLIC
CABLE/INTERNET	CITY NET

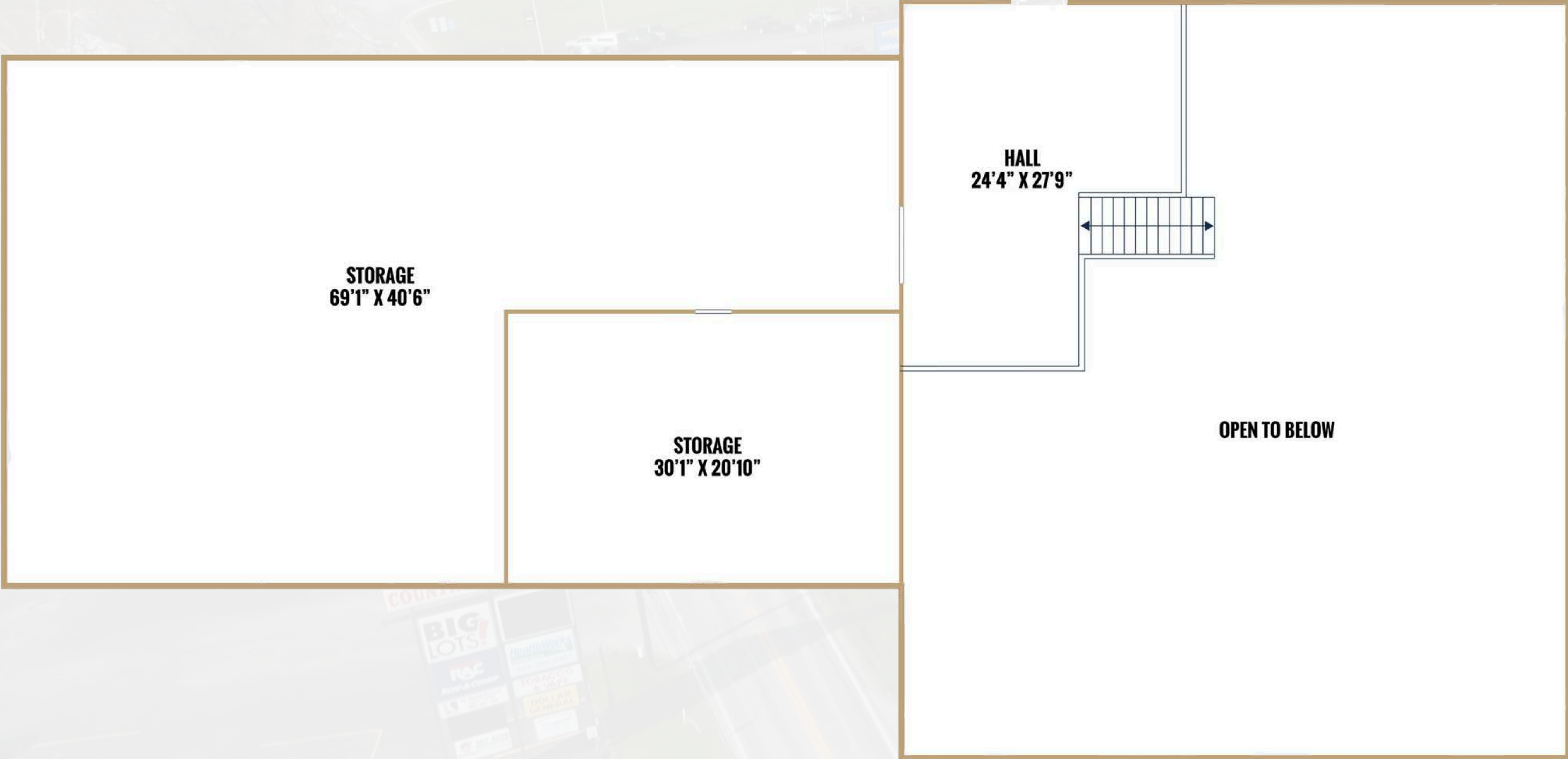
This expansive property, with its substantial size and established presence, stands as an ideal location accommodating a diverse range of businesses. Its ample square footage, combined with existing infrastructure, makes it a versatile canvas for various industries and ventures.



FLOOR PLAN - FIRST FLOOR

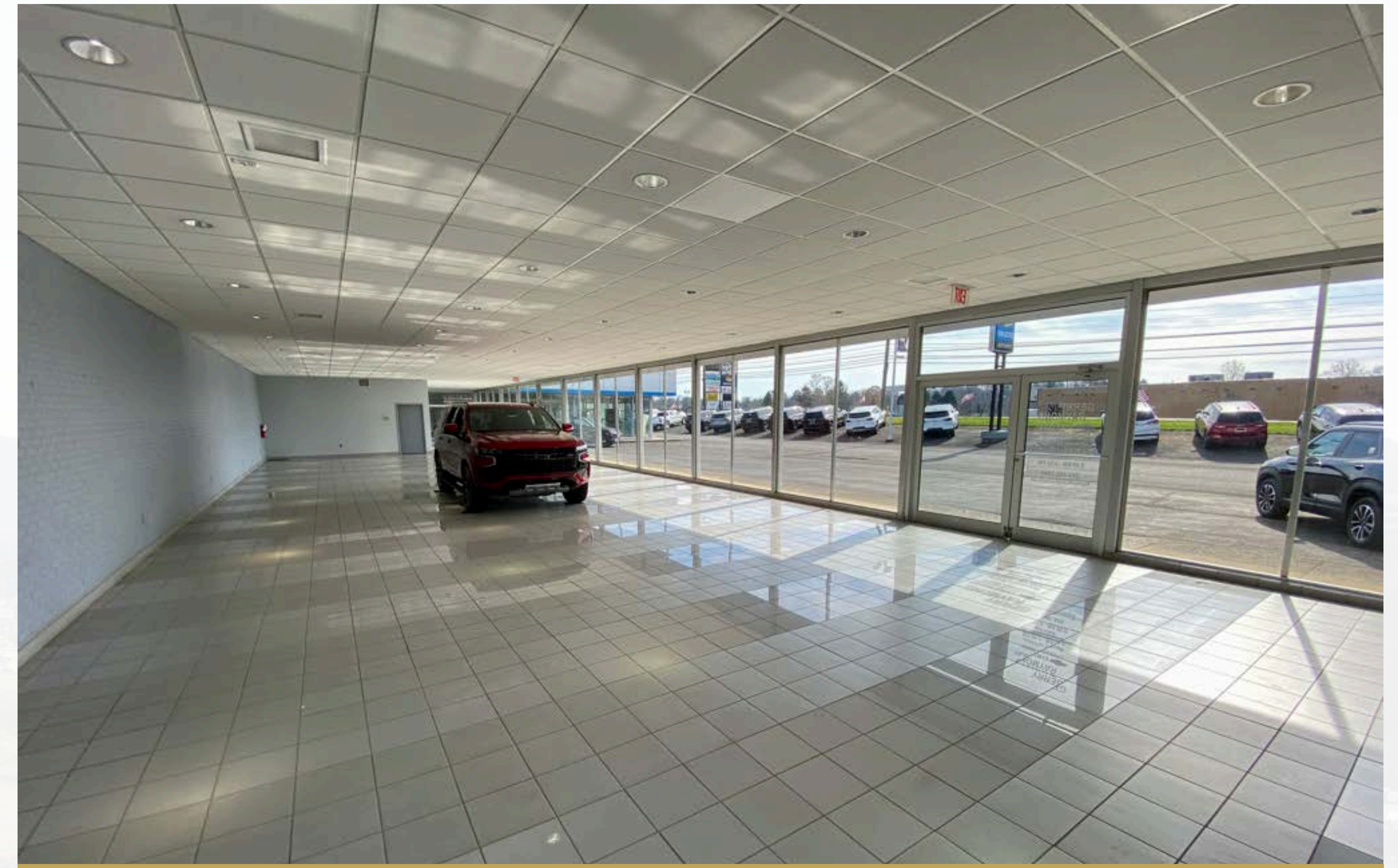


FLOOR PLAN - SECOND FLOOR

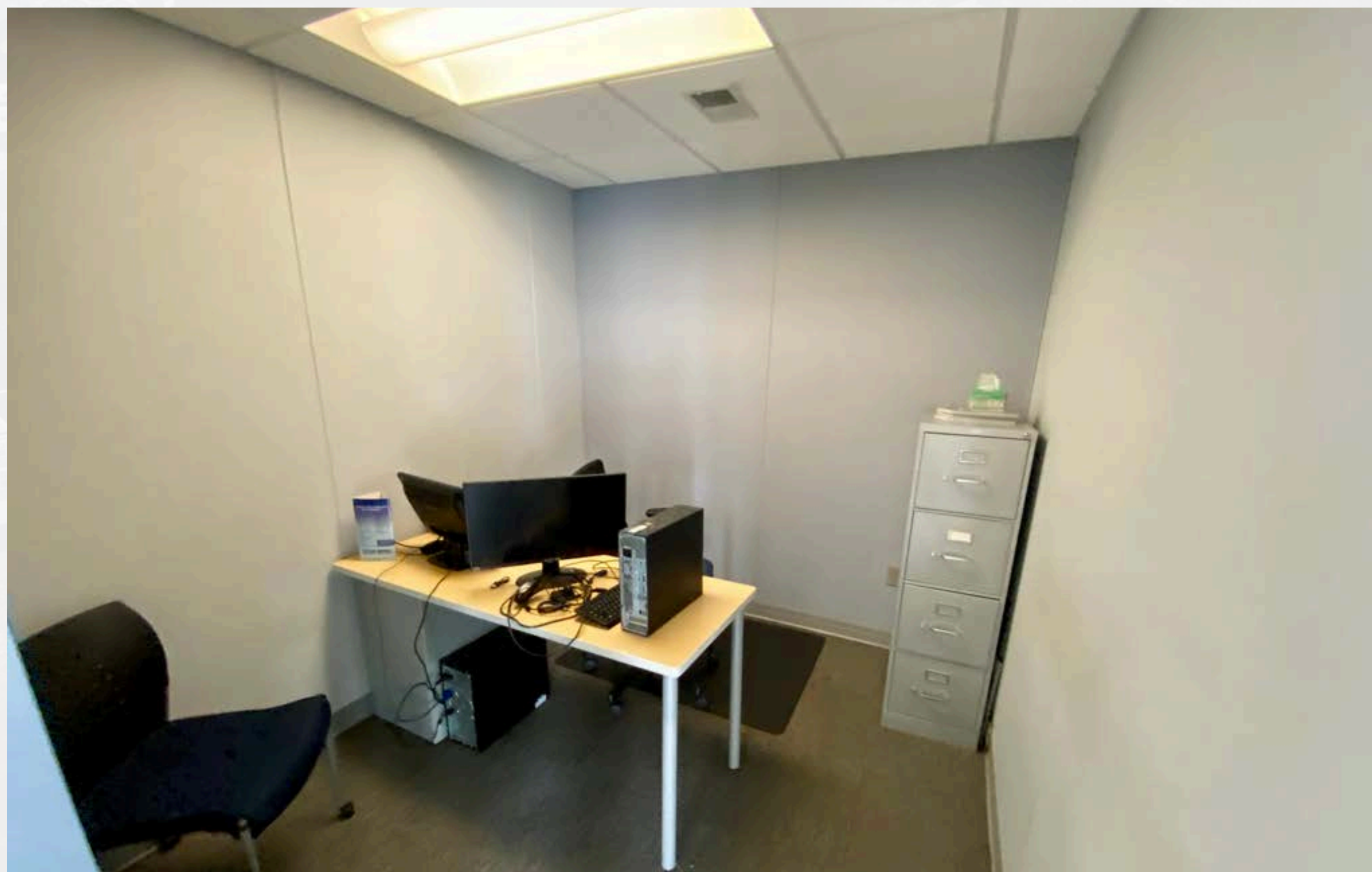




SHOWROOM



SHOWROOM



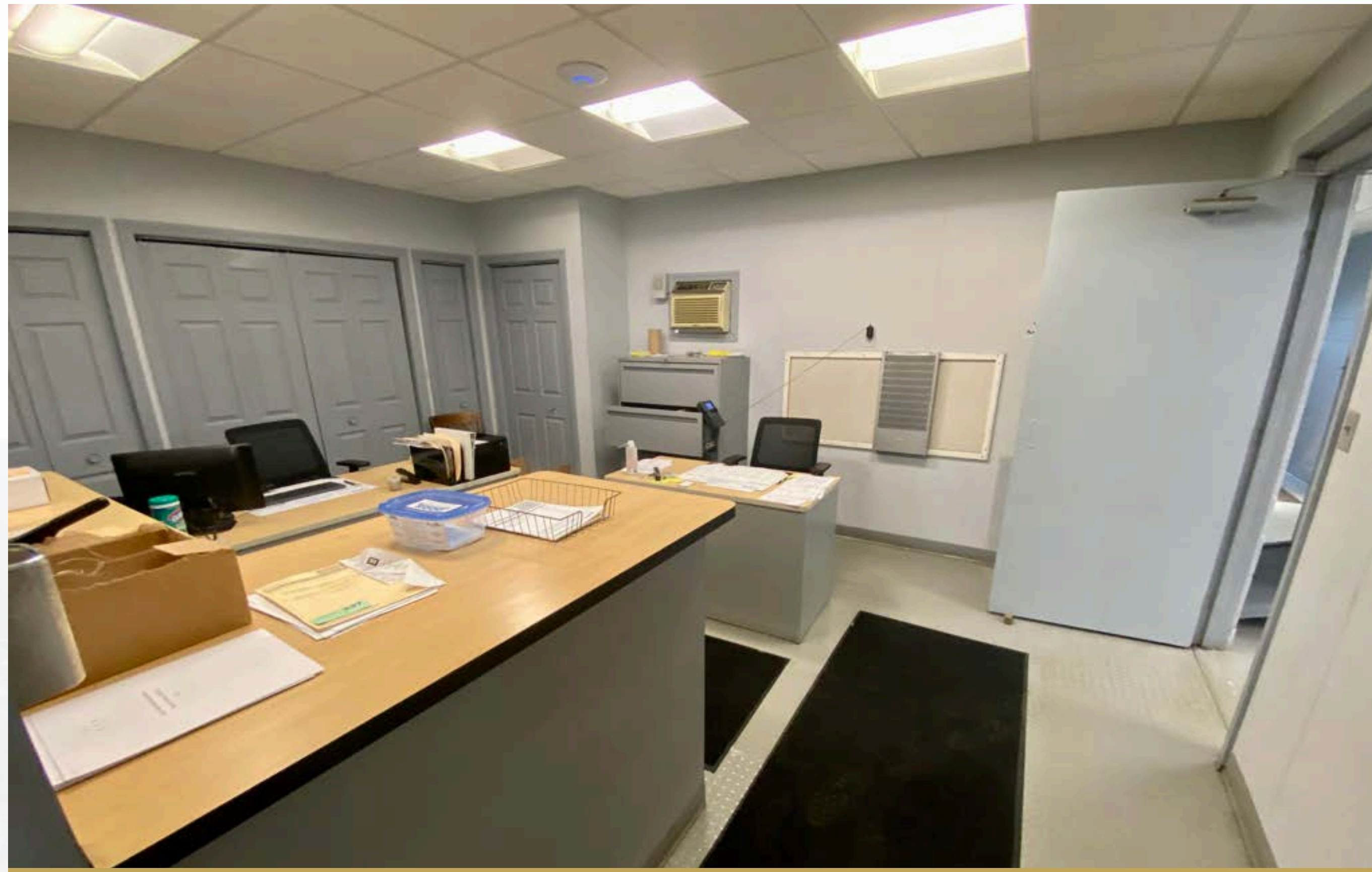
SALES OFFICE



MANAGER'S OFFICE



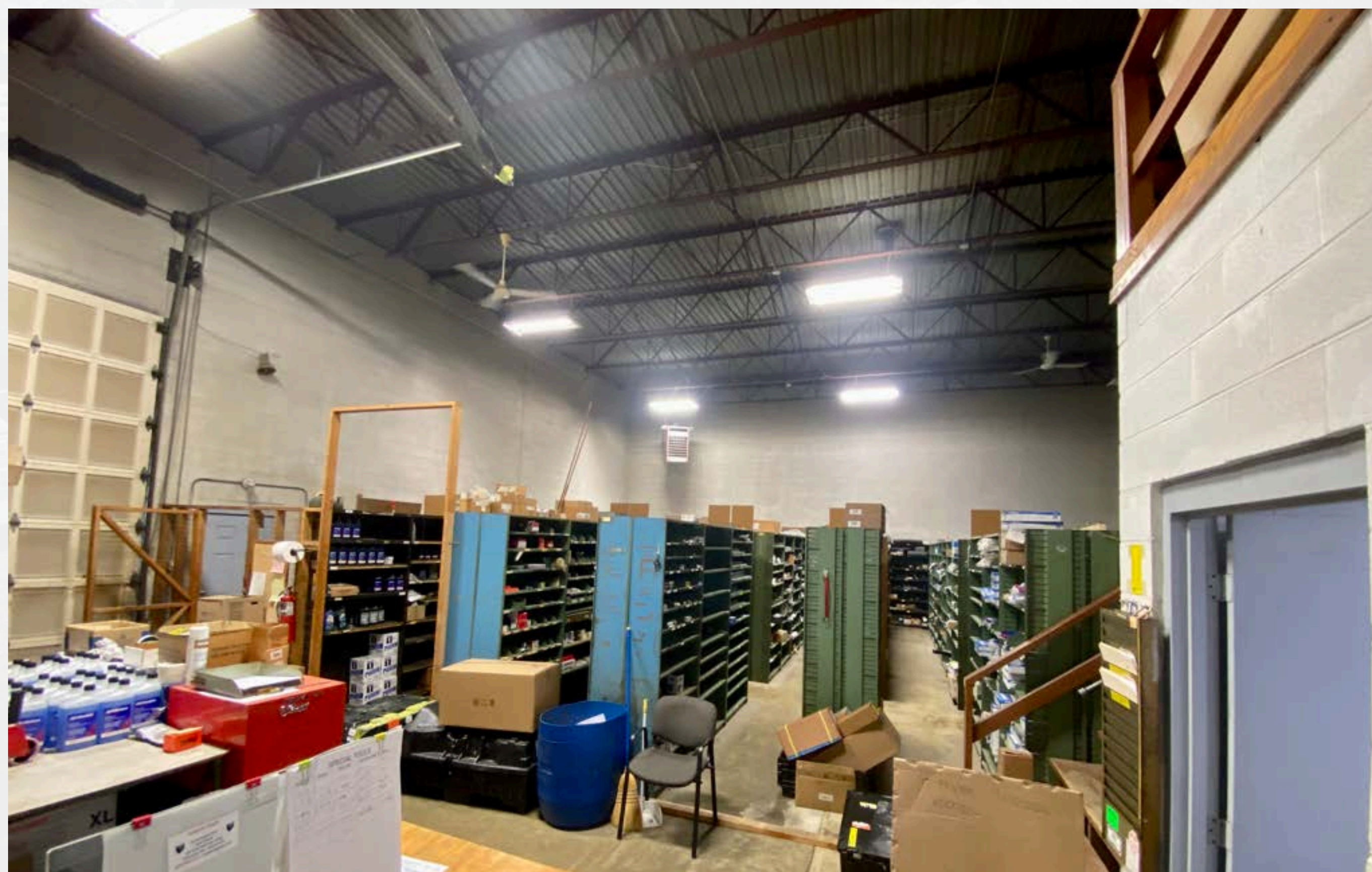
CONFERENCE ROOM



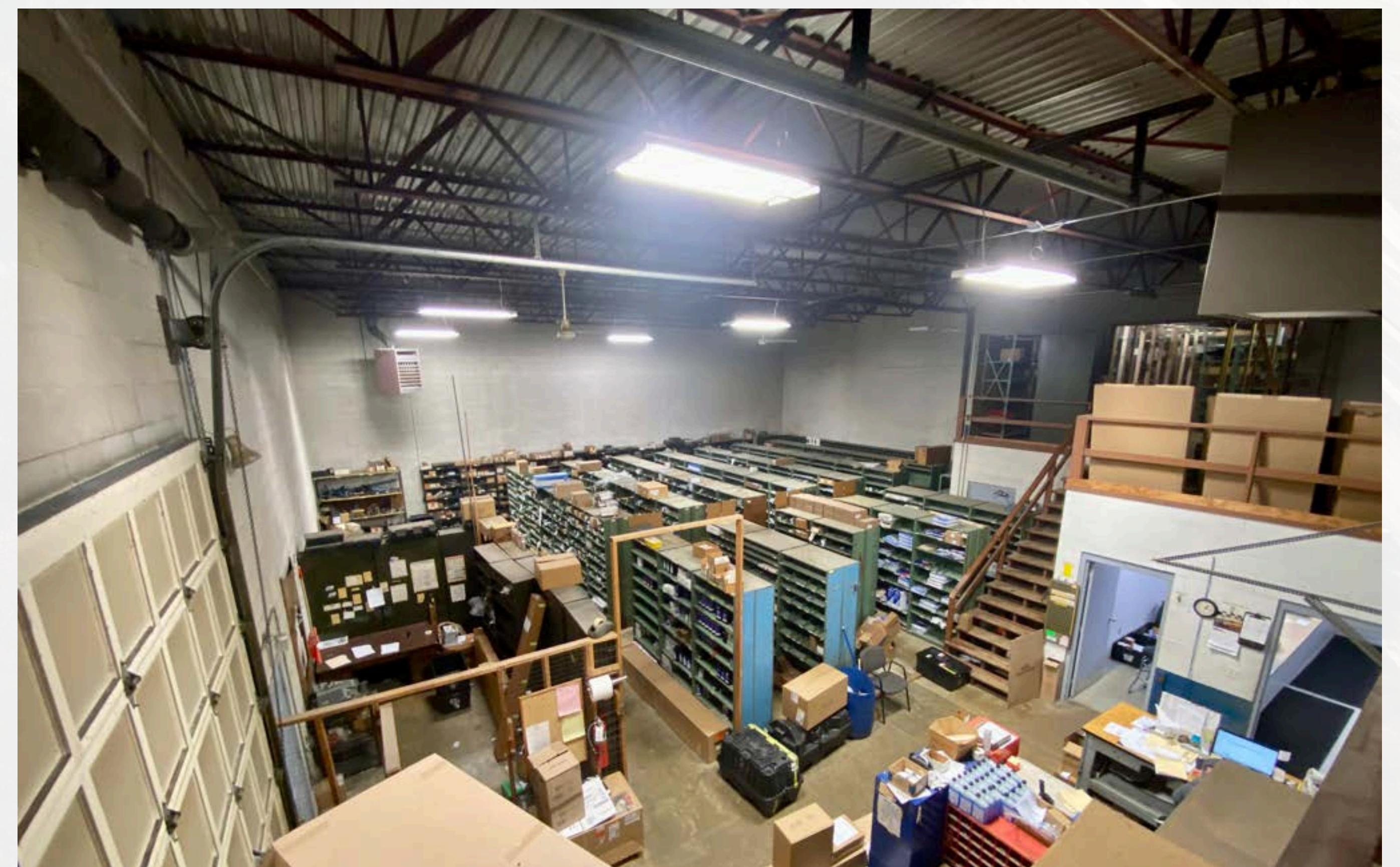
PARTS OFFICE



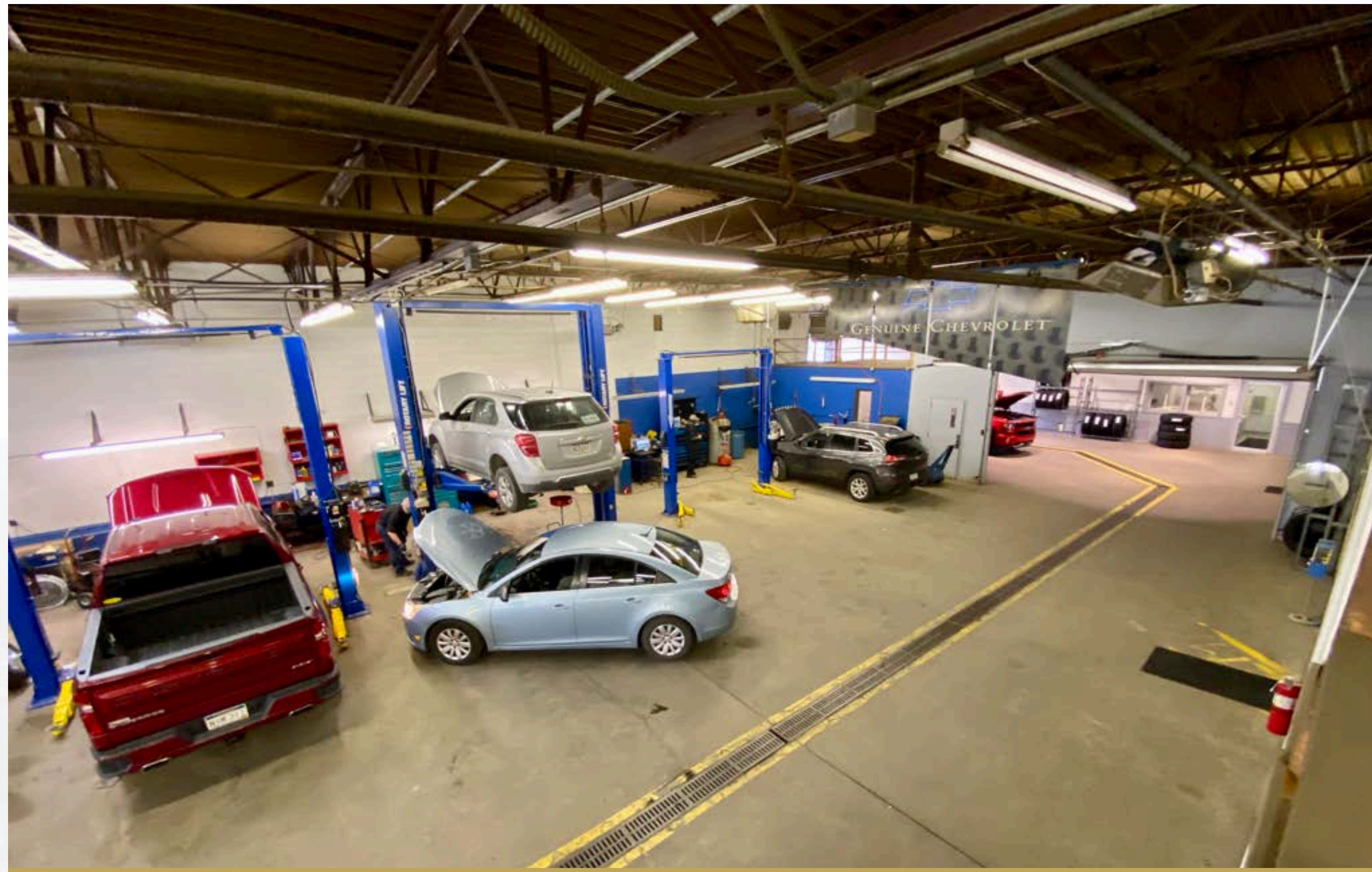
WAITING AREA



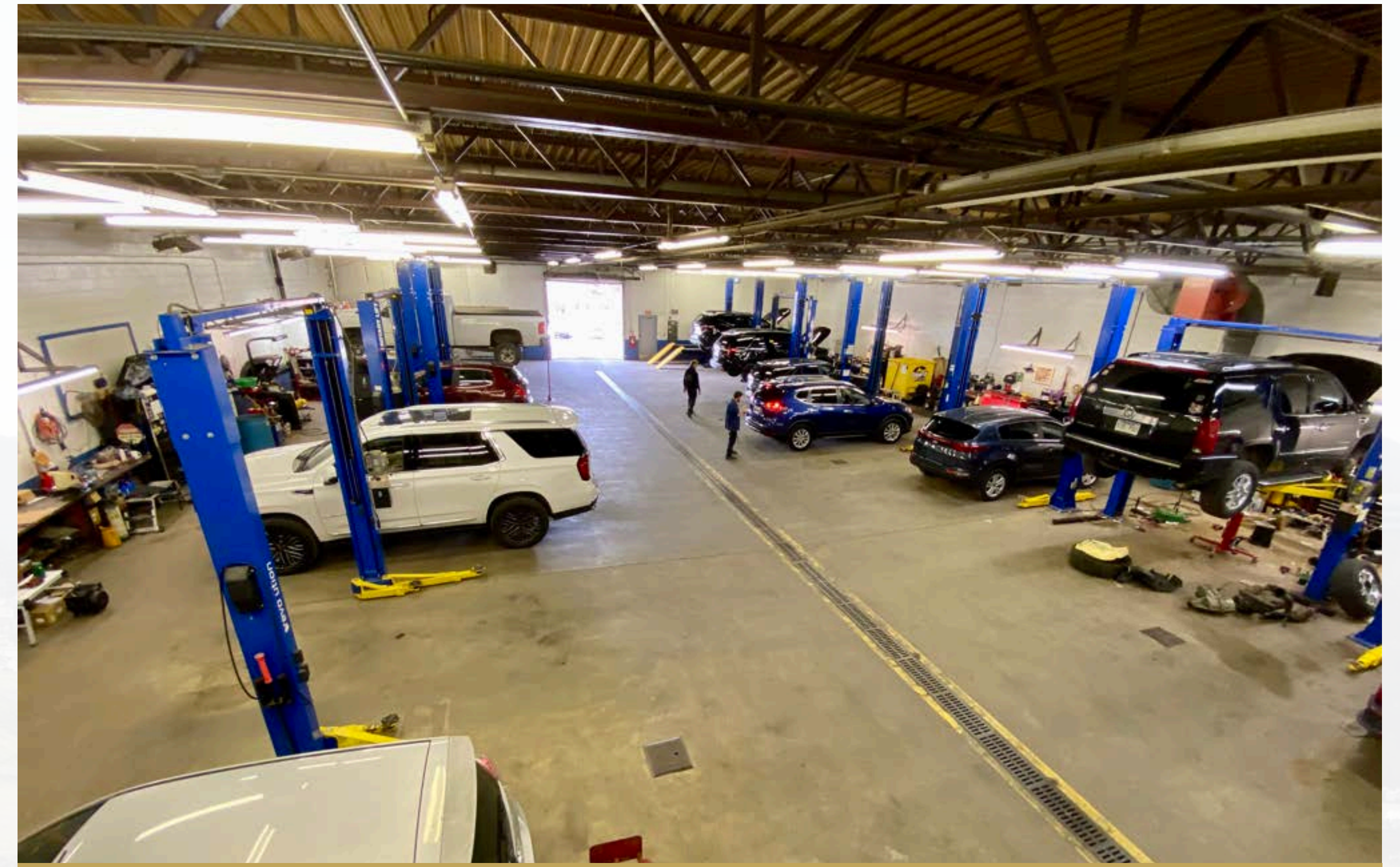
PARTS STORAGE



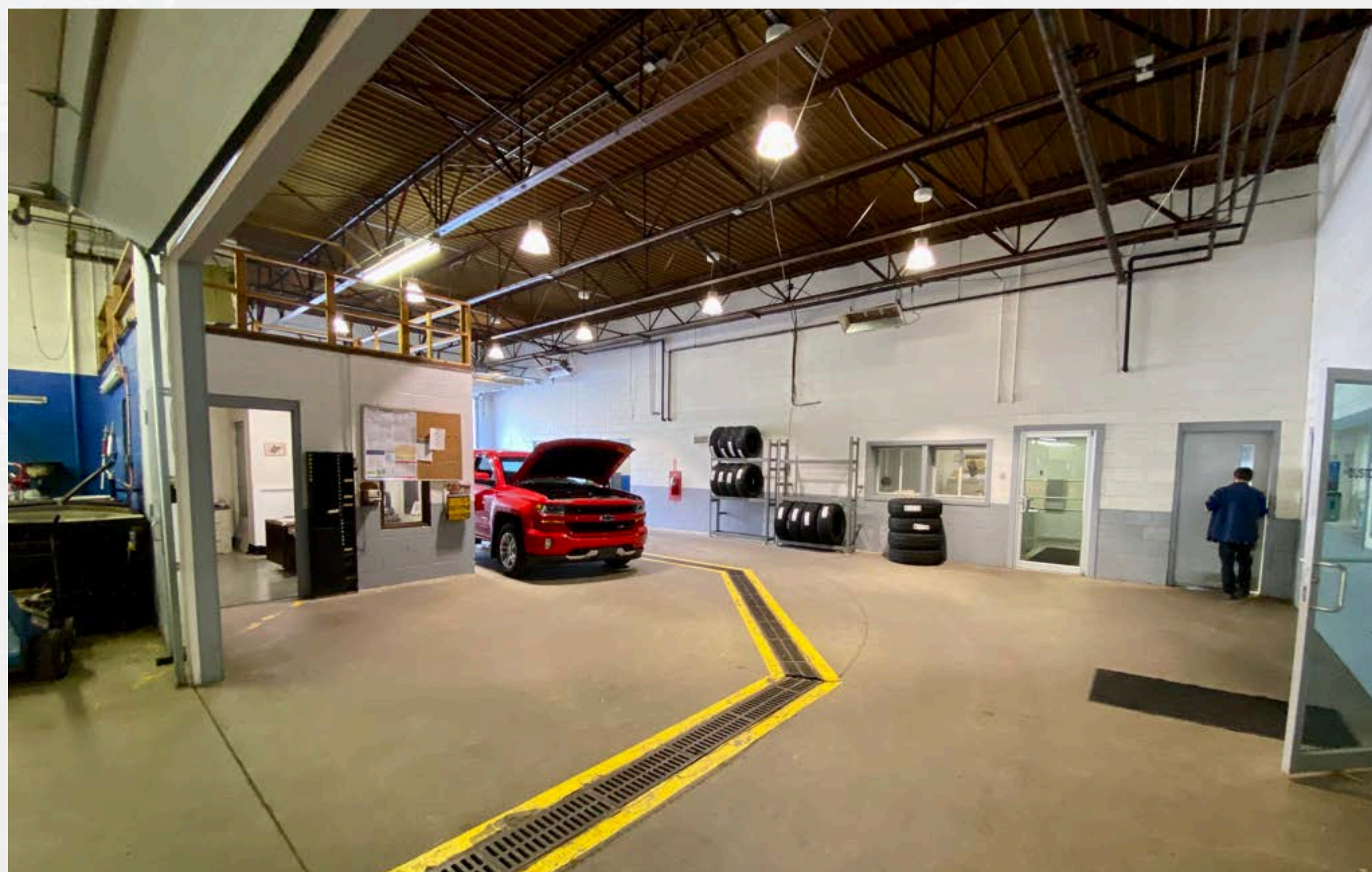
PARTS STORAGE



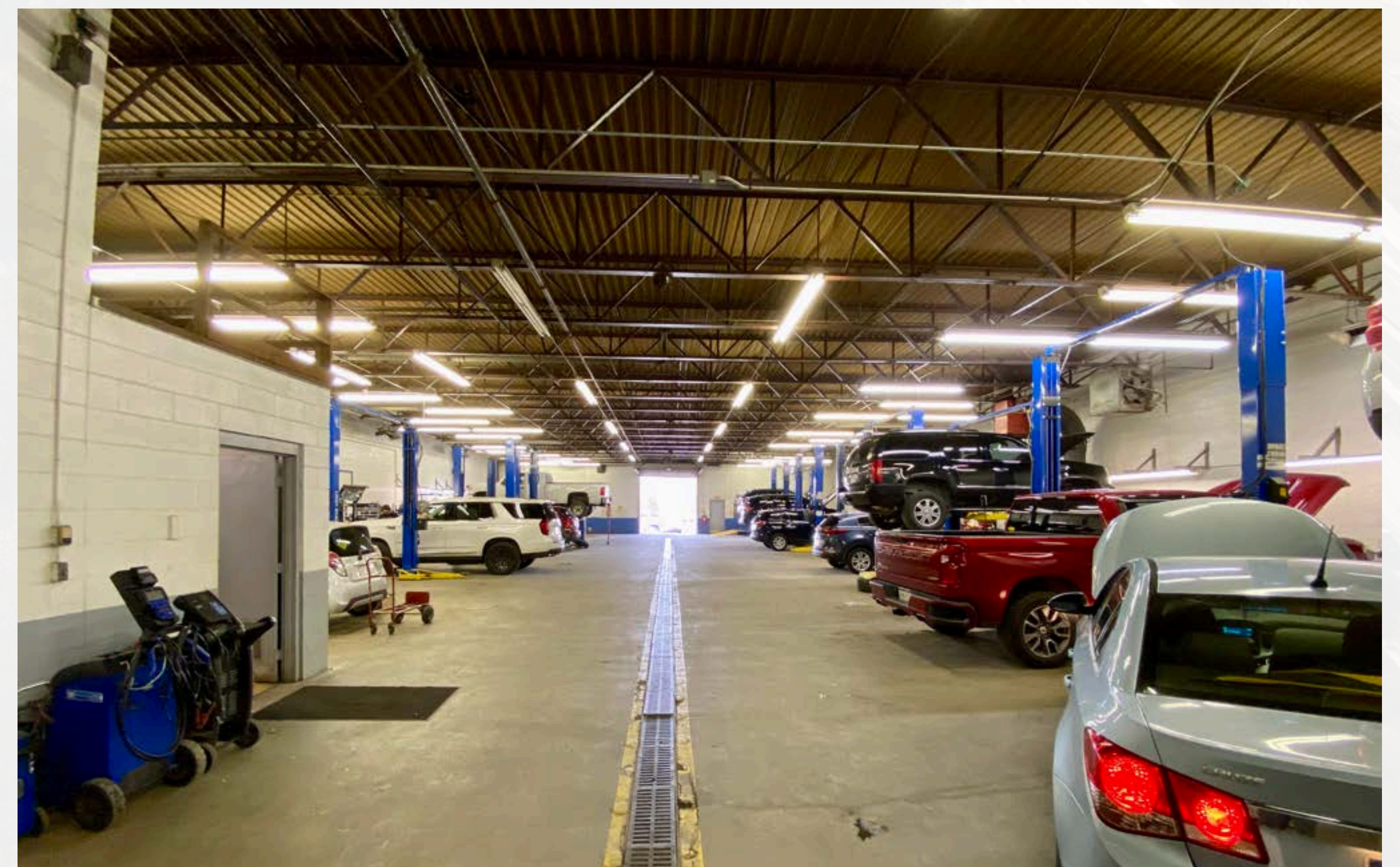
WORKSHOP AREA



WORKSHOP AREA - EXIT OVERHEAD DOOR



WORKSHOP AREA - ENTRANCE OVERHEAD DOOR



WORKSHOP AREA



LOCATION OVERVIEW

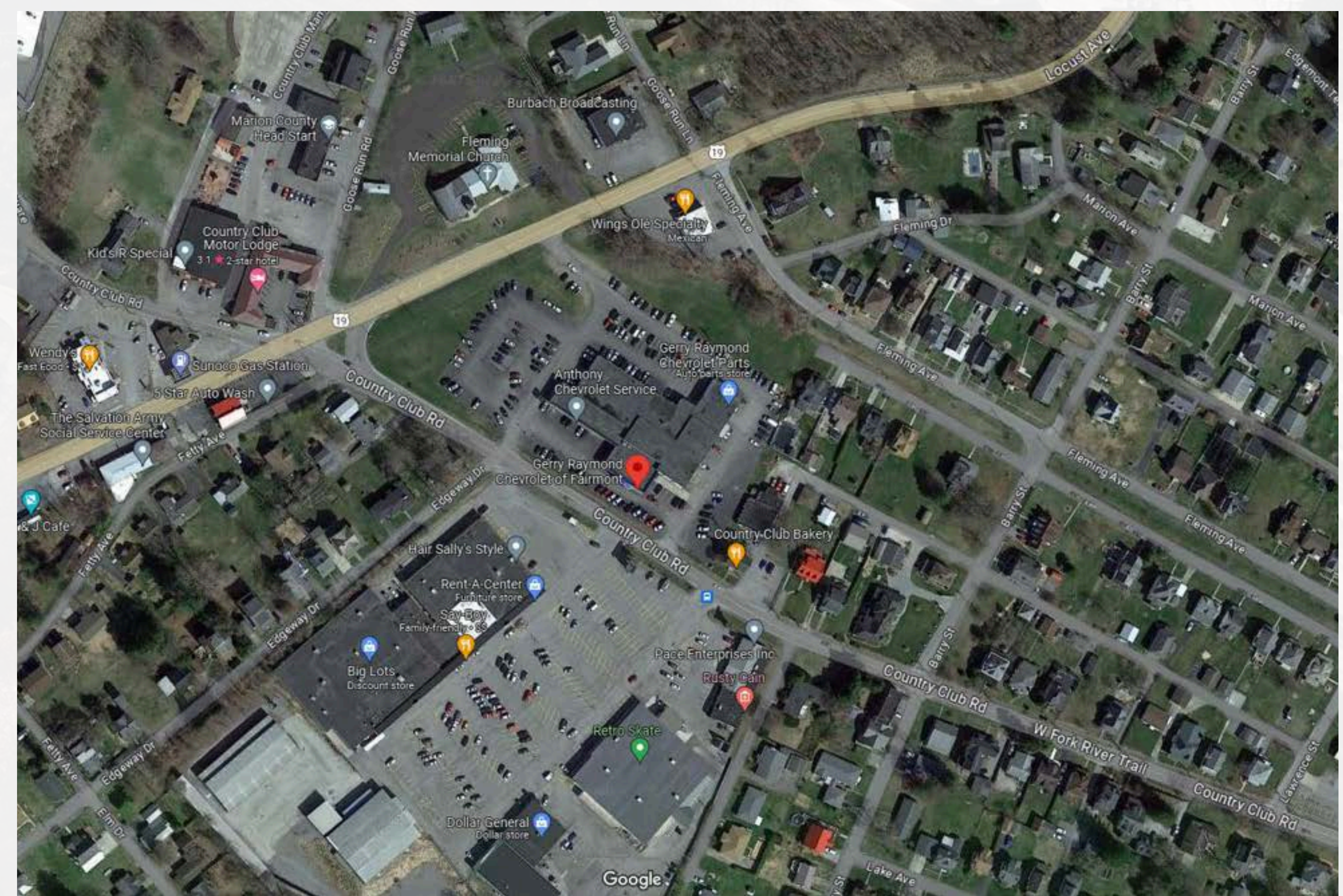
ADJACENT TO THIS PROPERTY

1229 Country Club Rd in Fairmont, WV is located in the east-central part of the city. It's situated in a residential area near the Fairmont Field Club and the Fairmont State University campus. This area generally offers a mix of residential homes and green spaces, providing a balance between a quiet neighborhood feel and accessibility to local amenities.

This property neighbors several retail plazas that cater to various needs. Marion Square, situated nearby, hosts a Food Lion, providing convenient grocery shopping for residents in the area. Adjacent to it, the Country Club Shops feature stores like Big Lots, offering a range of household items and goods. These retail centers offer essential amenities within a short distance, making daily errands and shopping easily accessible for those residing on Country Club Rd.



DRIVE TIME



The property offers convenient access to key locations. Downtown Fairmont is a mere 2.1 miles away, taking just 6 minutes by car. Additionally, Fairmont University is only 1 mile away, a quick 3-minute drive from this address. Interstate 79 is approximately 3.2 miles and an 8-minute drive, making it easily accessible from this location.



FRONT AERIAL VIEW



FRONT LEFT AERIAL VIEW



FRONT RIGHT AERIAL VIEW



BACK AERIAL VIEW



BACK LEFT AERIAL VIEW



BACK RIGHT AERIAL VIEW

CONTACT

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