



**Black Diamond Realty**

**Mark J. Nesselroad, Broker**

David Lorenze, CCIM, SIOR, Principal & Associate Broker

**FOR SALE**



**RETAIL / OFFICE BUILDING**

**101 E. Main Street**

**Hedgesville, WV 25427**



**Joshua Householder**

Associate / Salesperson

304.901.7788 (Office) | 304.283.7664 (Cell)

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# 101 E. Main Street, Hedgesville, WV 25427

<b>SALE PRICE</b>	\$274,000
<b>GROSS BUILDING SIZE</b>	984 SQ FT
<b>GROSS LOT SIZE</b>	0.3 (+/-) ACRE
<b>PROPERTY HIGHLIGHT</b>	Newly Renovated Interior
<b>CITY LIMITS</b>	Inside
<b>PARKING</b>	On Site Paved Parking Lot

## PROPERTY DETAILS

101 E. Main Street in Hedgesville, WV presents an excellent opportunity for a small business seeking high visibility and convenience. This 984 (+/-) square foot, newly renovated, retail/office building is ideally positioned on a busy corner, capturing consistent local and commuter traffic. The property provides on-site parking for customers and staff alike. With its prominent location and accessible layout, this property is perfectly suited for retail, service, or office use in the heart of Hedgesville's active community. *\*A portion of the property was incorporated into a state-led transportation improvement project aimed at improving traffic movement, access, and pedestrian walkability in the immediate area. This project along with sidewalk improvements, which are expected to be completed later this year, will further enhance the property's visibility and accessibility.*



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