Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR SALE

INDUSTRIAL / FLEX SPACE

216 Maryland Avenue

Nutter Fort, WV 26301

Kim Licciardi, CCIM, SIOR-MA

Partner & Business Development Leader / Salesperson

304.413.4350 (Office) | **304.685.0891** (Cell)

klicciardi@blackdiamondrealty.net

216 Maryland Avenue, Nutter Fort, WV 26301

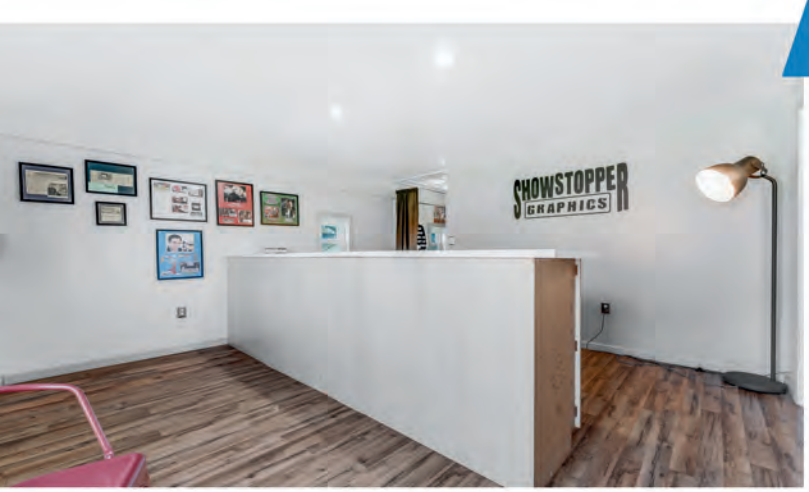
SALE PRICE	$202,500
BUILDING SIZE	2,448 SQ FT
CEILING HEIGHT	16 FT
CITY LIMITS	Inside
DISTANCE TO INTERSTATE	3.7 Miles From I-79, Exit 119

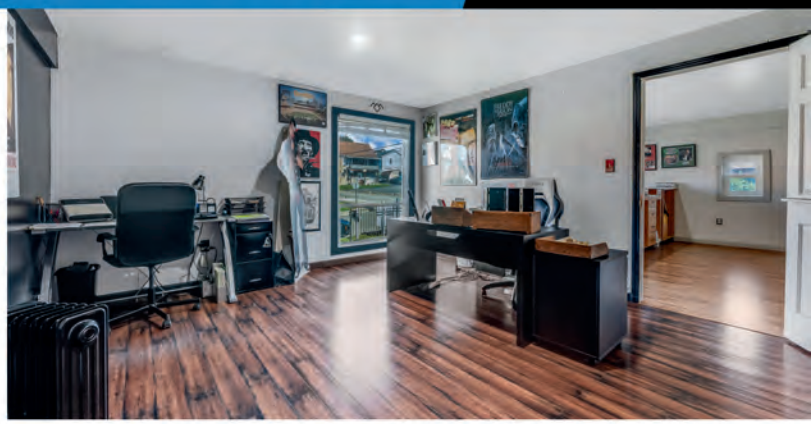
BUILDING DETAILS

216 Maryland Avenue in Nutter Fort, WV presents a rare opportunity to own a versatile industrial / flex building that seamlessly blends functionality with modern appeal. Offering approximately 2,448 (+/-) square feet of space, the building's layout provides exceptional flexibility for a variety of uses, including light industrial operations, storage, or a small retail/office component. The industrial area features tall ceilings, generous storage capacity, and a convenient 14' x 12' overhead door for easy access and loading.

Black Diamond Realty | 1399 Stewartstown Road, Suite 150, Morgantown, WV 26505 | 304.413.4350 | **Mark J. Nesselroad,** *Broker*

INDUSTRIAL / FLEX SPACE FOR SALE





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