

7754 Ohio River Blvd
New Cumberland, WV 26047

SALE PRICE	\$1,500,000.00
LEASE RATE	\$12.00/SF/NNN
TOTAL SQ FT	11,203
YEAR BUILT	2006
ACRES	2.96
PARCEL	15-04-00G9-0006-0002
PARKING SPACES	136

Property Details

- Night Club/Bar/Restaurant across the street from Mountaineer Casino.
- Close to Ohio, Pittsburgh, PA and Weirton, WV.
- Turnkey property in heart of West Virginia Northern Panhandle.
- Former occupancy 365 patrons.
- Commerical kitchen.
- Built in 2006 and fully remodeled in 2010.
- Acreage for expansion: boutique Hotel, conference center.
- Excellent Warehouse/IOS opportunity across the street from proposed NUCOR Steel Transload facility.
- Additional information and pictures by request.
- Selling below appraised value. Owner may finance based upon approval.

Bryce Custer, SIOR, CCIM

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Trenton McPherson

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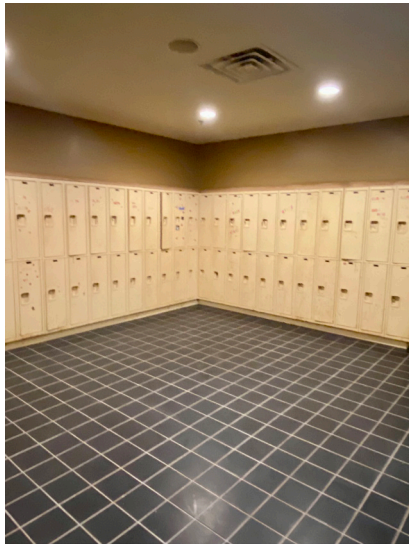
PHOTOS



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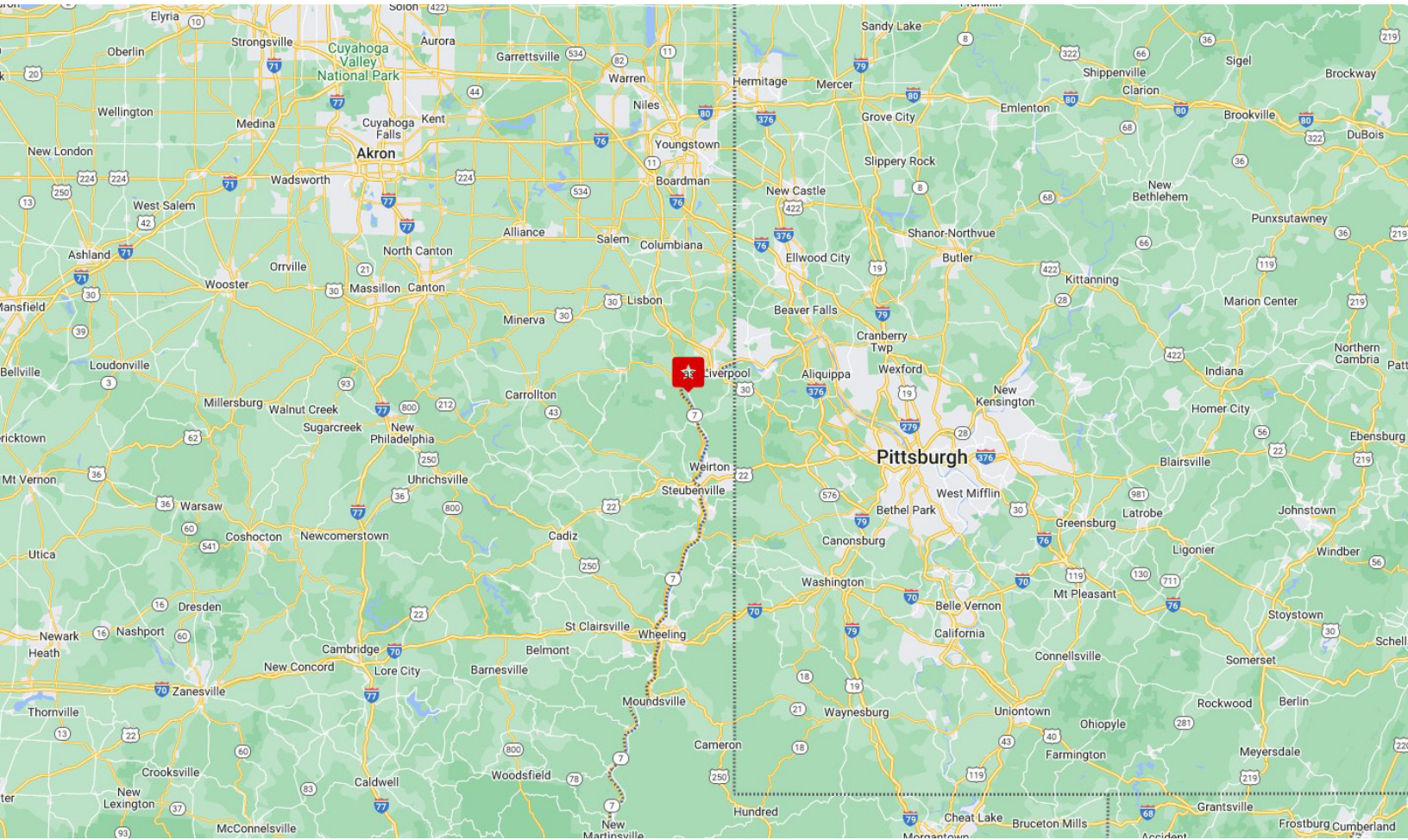
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MAPS



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