

# FOR LEASE / SALE

121 Jefferson Ave Moundsville, West Virginia 26041



## PROPERTY INFORMATION:

- 10,000 SF of recently finished/remodeled space
- High ceilings with multiple amenities including kitchen and storage space
- 30+ parking spaces
- 1 mile from Moundsville Bridge and OH RT 7
- Close and accessible to US RT 250/WV RT 2
- Flexible Lease Terms
- Existing Event Center Revenue Opportunity In Place for Operator
- Divisible to 5,000 SF

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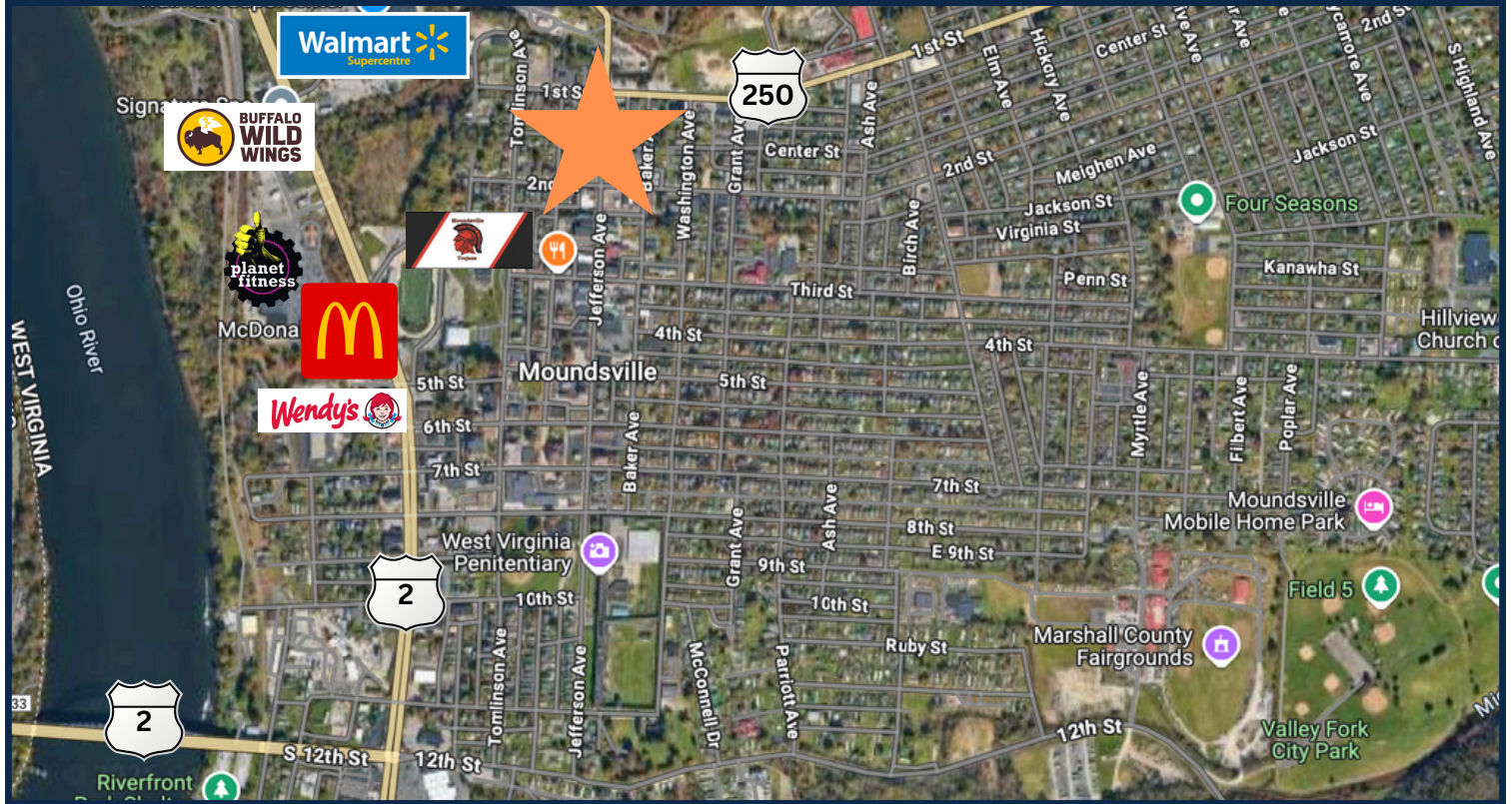
6000 Town Center Boulevard, Suite 230, Canonsburg, PA 15317 | Century Centre, 1233 Main Street, Suite 1500, Wheeling, WV 26003





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## Executive Summary

Welcome to 121 Jefferson Ave, Moundsville, WV, a premium 10,000 square foot, two-story commercial building offering a wealth of modern amenities and flexible space to accommodate a wide range of business ventures. This turnkey property is designed for operational efficiency and aesthetic appeal, making it an ideal investment for businesses seeking a well-equipped and centrally located facility.

### Property Highlights

- Size: 10,000 square feet, spanning two floors
- Location: Prime positioning in Moundsville, WV, with excellent visibility and accessibility
- Parking: Ample 38-car parking lot
- Restrooms: Men's and women's restrooms on both floors for convenience
- Lighting: All-new LED lighting throughout the building for energy efficiency and enhanced ambiance
- Electrical: 3-phase power available to accommodate industrial and commercial needs
- HVAC: Newer HVAC system for superior climate control and comfort
- Interior: Beautifully designed throughout with high-quality finishes and a professional layout

Commercial Kitchen: Fully equipped commercial kitchen on the first floor, ideal for food service businesses, catering, or commissary operations

### Potential Uses

This versatile building is well-suited for a variety of businesses and industries, including but not limited to:

Restaurant or Catering Facility – With a fully equipped commercial kitchen, this space is perfect for a high-end restaurant, catering company, or food production business.

Event Venue – The stylish interior and large space can serve as an ideal location for hosting events, banquets, and receptions.

Office Space or Co-Working Hub – The modern amenities and spacious layout make this property a great fit for corporate offices, co-working spaces, or professional service firms.

Retail or Showroom – With ample space and a well-lit interior, this property can serve as a high-end retail store, showroom, or boutique.

Medical or Wellness Center – The well-maintained, professional setting can accommodate medical offices, therapy clinics, or wellness centers.

### Investment Summary

This property presents a unique opportunity for investors or business owners looking for a high-quality, move-in-ready space with modern upgrades, ample parking, and excellent infrastructure. Whether you're looking to launch a new venture, expand an existing business, or secure a high-performing commercial property, 121 Jefferson Ave is a premier choice in Moundsville's growing business landscape.

Tax Credit – Up to a \$5,000.00 annual tax credit available to small businesses for making accessible adaptations to an existing building/structure.

Tax Deduction – A \$15,000.00 annual tax deduction is available to all businesses spending \$20,000.00 or more for accessible modifications.

Building is located in an opportunity growth zone.

B&O Tax exemption for new businesses.