

31647 Charleston Road, Leon, West Virginia 25123

Buyer Full

MLS#: [5125784](#)
Status: **Active**

Prop Type: **Commercial Sale**
Sub Type: **Mixed Use**

List Price: **\$230,000**
DOM/CDOM: **313/313**



List Dt Rec: **05/24/2025**
Lot #:
Unit:
County: **Mason WV**

List Date: **05/24/2025**
Contg Dt:
Pend Dt:
Off Mkt Dt:
Close Dt:

Supplements (1)

Parcel ID: **TX 15-467-17.1**
Twp: **Union District**
Subdiv:
School Dist: **Mason WVCSD**
Yr Built: **1970/See Remarks**
SqFt Total: \$/SqFt:
Map:

Directions: **From Point Pleasant, WV, take WV 62/S (Charleston Rd) for 16 miles. The property will be on the left.**

Legal/Taxes

Taxes: **\$246** Tax Year: **2025** Assessment: **No** Homestead:
Annual RE Tax: Zoning:

General Information

Approx Fin SqFt: **Owner**
Industrial SqFt: Traffic Ct/Day: # DriveIn Doors: **2**
Office SqFt: Lot Size (acre): **10.13** DriveIn Door Max Hgt: **10**
Residential SqFt: Lot Size Source: **Owner** Drive In Door Min Hgt:
Warehouse SqFt: Lot Size Front: **1,683** # Dock Doors:
Location: **Rural, Waterfront**

Features

Basement: **No, None**
Bldg Feat: **Bathrooms, Front Desk, Storage**
Fence:
Heating: **Baseboard, Electric, Propane, Radiant** Roof: **Metal**
Water: **Public, Well** Cooling: **None**
Parking: **Attached Garage, Driveway** Sewer: **Septic**
Prop Cond: **Year Built Not Verifiable**
Addl SubType: **Acreage**
Natural Rsrc: **All W/O the rights**
Location: **Rural, Waterfront**
Current Use: **Farm, Mixed Use**
Remarks:

Discover a prime investment opportunity with this 10.13-acre commercial or residential property offering 1,683 feet of state road frontage along State Route 62 and picturesque views of the Kanawha River. This versatile property presents endless potential for development, a business venture, or a private homesite. With no zoning restrictions, the land provides a true blank canvas in a high-visibility location with excellent accessibility. A 47x25 block building is situated on the property and features two 10x10 garage bays, making it ideal for a mechanic shop, tire center, service business, or small retail operation. The garage area measures approximately 28x25, complemented by a 20x25 office or retail space. A new metal roof was installed in 2020. An exterior entrance leads to the second story, offering additional storage or the potential for conversion into an apartment or office space for added income. Utilities include a public water tap, on-site electricity, and access to high-speed internet. The property also features an existing well that may be repairable and two older septic systems, one of which currently services the building. Conveniently located just 10 minutes from the Toyota Manufacturing Plant, 30 minutes from the Nucor Steel Plant, 20-25 minutes from Point Pleasant, and approximately 40 minutes to Charleston, WV, with quick access to US Route 35. The area continues to see growth with a recently announced data center planned for Buffalo, WV, as well as a clean coal facility in Mason County—adding to the long-term investment appeal. This property combines location, flexibility, and future growth potential—making it a rare opportunity to develop, build, or establish a business without zoning limitations.

Listing/Contract Info

Possession: **Negotiable (Possession)**
List Terms: **Cash, Conventional**
Concessions: **Negotiable**
Special Listing Conditions: **Resident Owned**
Close Date: Close Price:
Closed By: Seller Pd Closing Costs:

Presented By: **Kimberly Smith**
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