

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

1515 Washington Blvd

Belpre, OH 45714

Exclusively Represented By:

Steve Shaver

Sales Associate

304 482 7500

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Megan Callaghan Bailey

Broker of Record

304 549 7138

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OFFICE SPACE FOR SALE

1515 Washington Blvd

Belpre, OH 45714

FOR SALE

Executive Summary



Offering Summary

Price	\$525,000
GSF	8,400 SF
# of Floors	2
Site Size	1.5 Acres

Property Overview

Don't miss out on the opportunity to own this Great Belpre, Ohio's multi purpose Property. Located on the High end of Washington BLVD overlooking the Ohio River and the Popular Civitan Park. Sitting on 1.5 acres are two buildings, building (1) has 6'400 sq/ft with 3,200 on the main level that could be used for retail, medical, office etc... The lower level shop has 3,200 sq/ft shop with two overhead garage doors and high ceilings that could serve many uses. Building (2) is over 2,000 sq/ft being used as a 3 BR, 3 full bath home with a bonus room for either a play area or 4th BR. There is also a one bedroom 1 full bath efficiency apartment on the lower level with it's own entrance. Additionally this property has a very unique separate Cabin for quiet entertainment and enjoyment. There is Plenty of parking for any need and the property is Zoned for commercial and residential use.

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3700 Poplar Street
Parkersburg, WV 26101
304.428.7653
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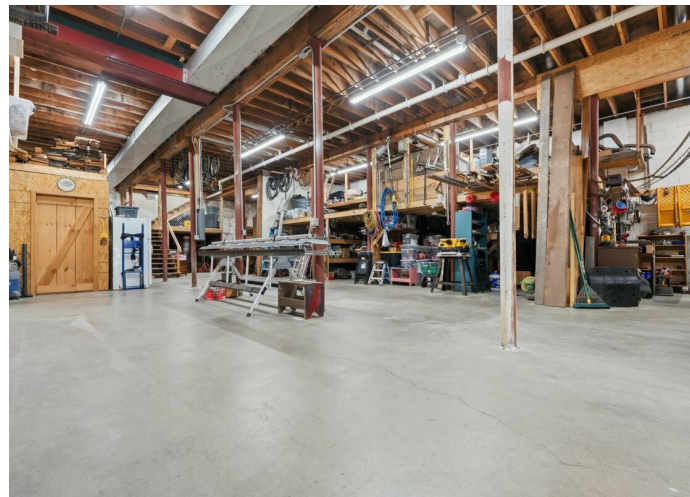
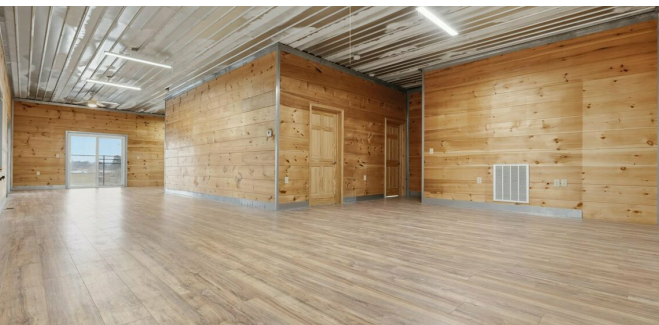
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Additional Photos



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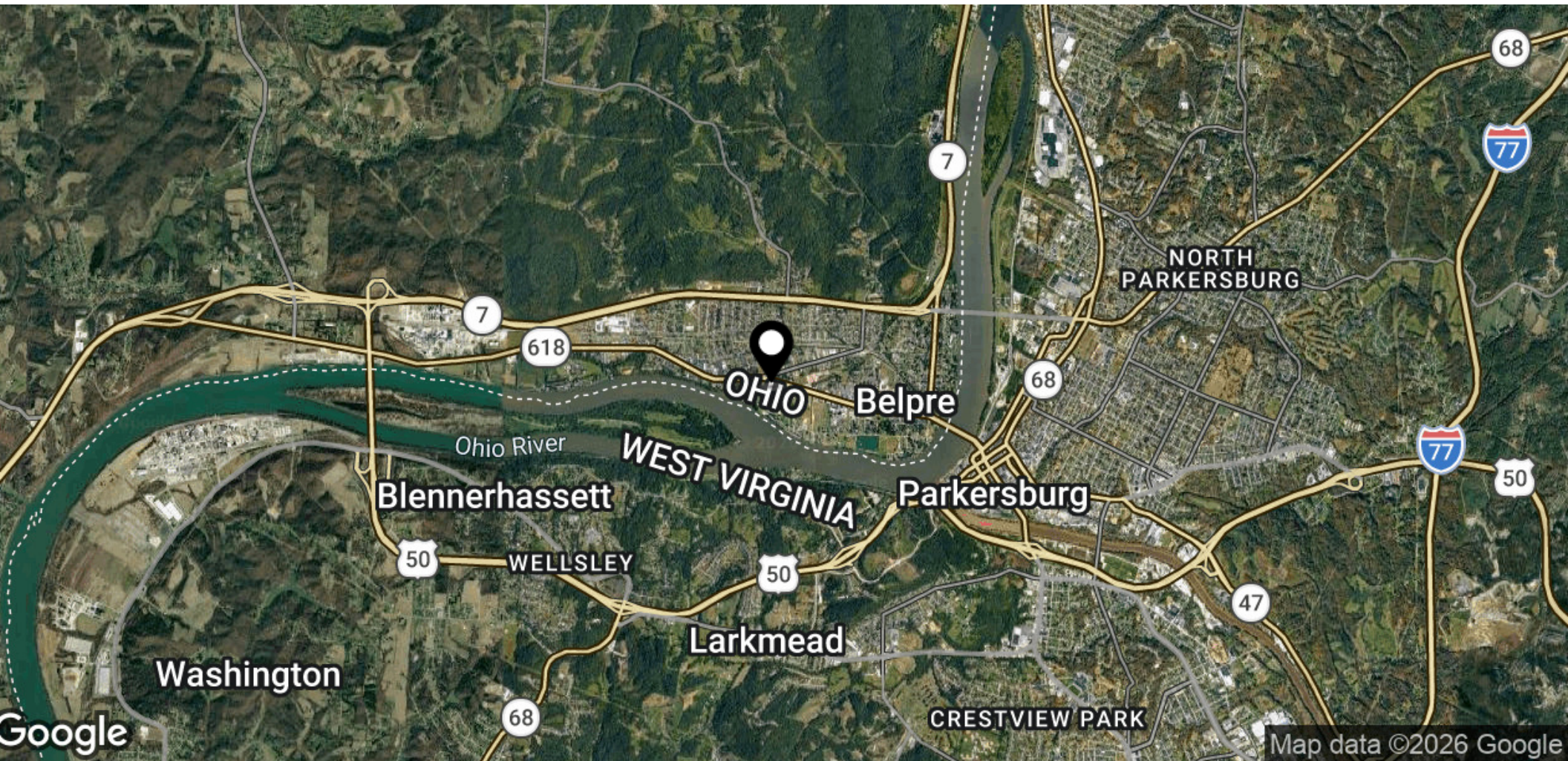
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Location Map



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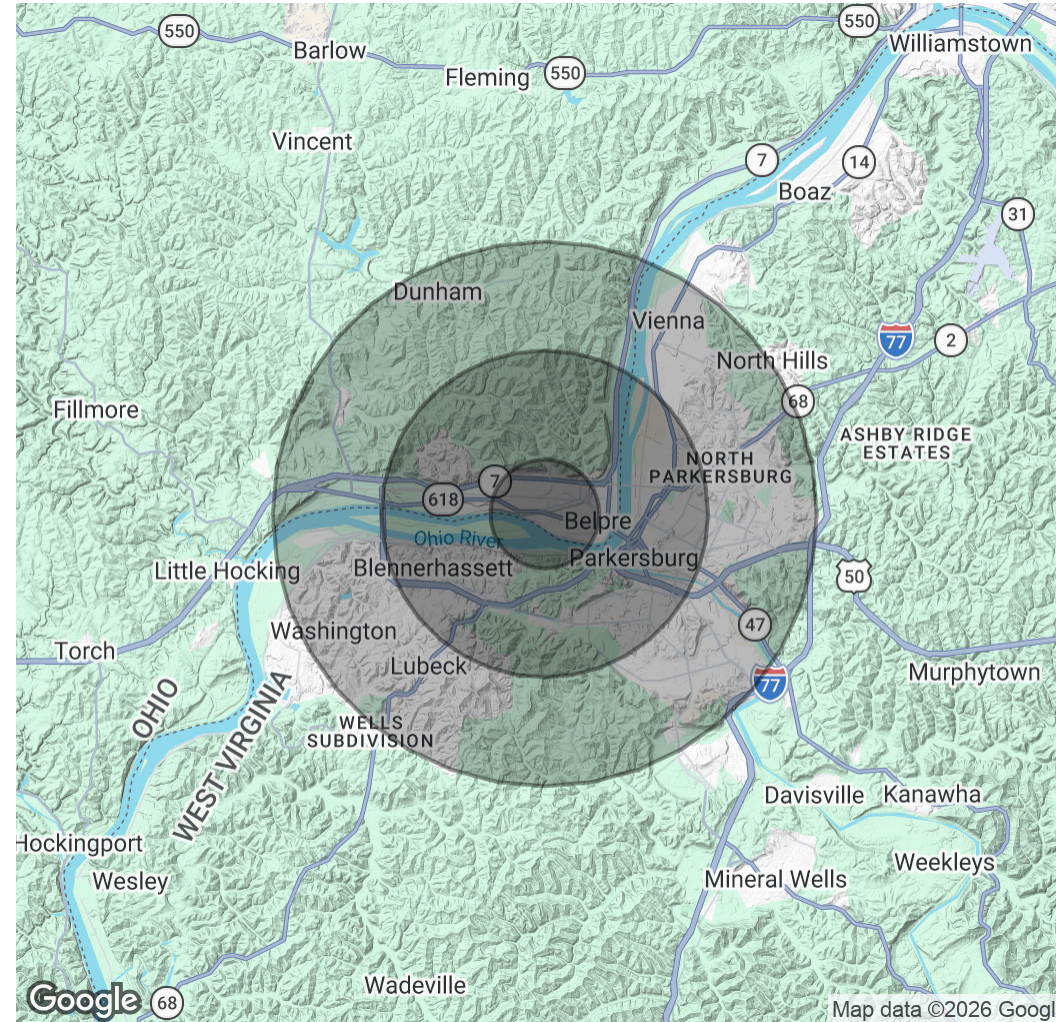
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	4,577	25,333	59,074
Average Age	46.4	43.3	43
Average Age (Male)	44.1	41.8	41
Average Age (Female)	49.5	44.5	44.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,158	11,242	25,913
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$65,648	\$63,452	\$68,806
Average House Value	\$159,762	\$143,067	\$151,058

2023 American Community Survey (ACS)



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