

**Howard  
Hanna**

Premier Properties  
By Barbara Alexander  
COMMERCIAL REAL ESTATE

**AVAILABLE**  
**304-594-1519**  
**www.move2wv.com**



**For Sale  
or Lease**

**\$1,500,000  
or  
\$24 / sf NNN**

**0.74 Acres +/-**

**1.25 Story**

**4,070 sf +/-**

**Level Pad**

**Parking Lot**

**Road  
Frontage**



- **No Zoning**
- **Professional Office**
- **Commercial / Retail**
- **Former Medical Office**
- **Tri-State Location**
- **Road Frontage**
- **I-68/Exit 10**
- **No B&O Taxes**

Welcome to this premium freestanding office building in the heart of Cheat Lake! This well constructed and maintained facility was recently utilized as a medical office, with about 17 rooms including 7 Exam Rooms, 5 Offices, Large Waiting Room, 4 Restrooms and more. This 1.25 story building is a standout and is strategically located in the vibrant Cheat Lake area, ensuring high visibility and accessibility for your business. The Cheat Lake community is thriving and growing, providing an ideal environment for your commercial success. The building is thoughtfully designed as a free span structure that could be modified to accommodate your needs. A level paved parking lot ensures that your clients and employees have hassle-free parking. This convenience enhances the overall experience for everyone visiting the premises; Now is the time to seize this opportunity and make this premium office building the new home for your business. Schedule a viewing today and discover how this space can elevate your professional image and contribute to the success of your business!

*Leading*  
REAL ESTATE COMPANIES  
IN THE WORLD







## Exterior Photos



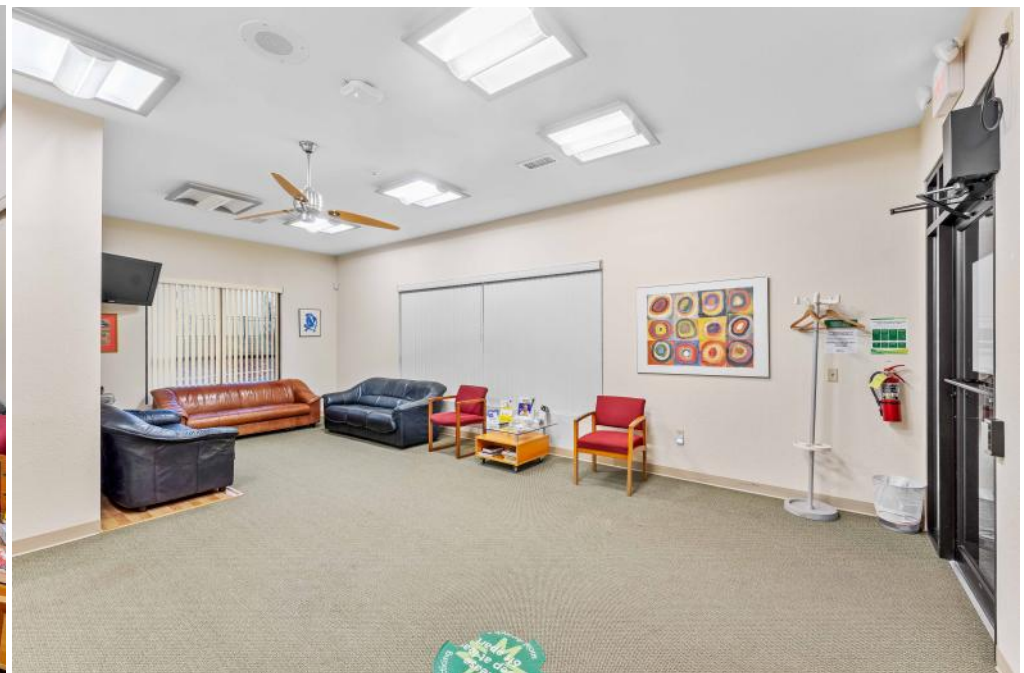




## Exterior Photos







## Interior Photos





## Interior Photos







## Interior Photos







## Interior Photos





## Interior Photos







## Interior Photos







## Interior Photos



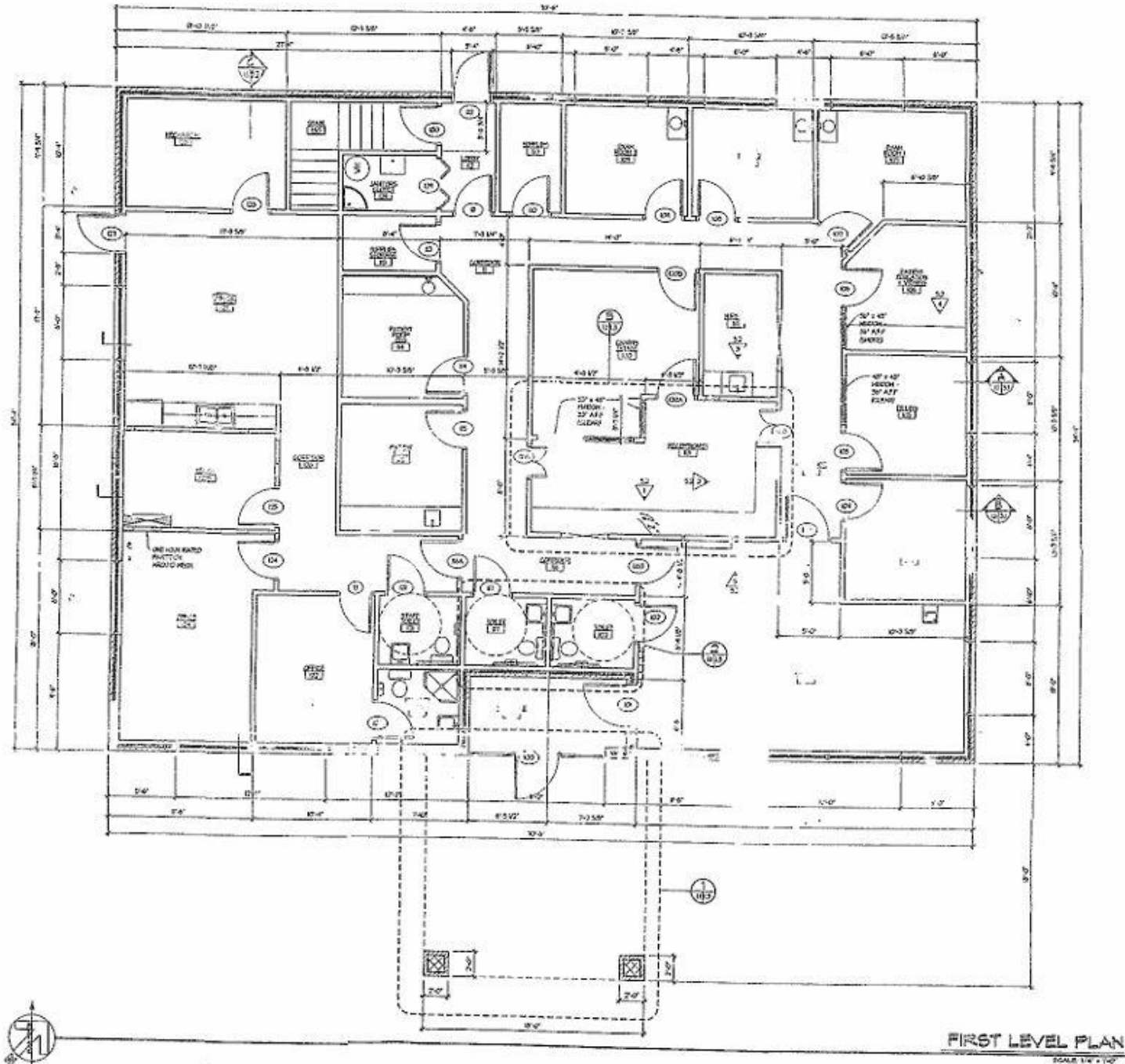


# Aerial View





# Floorplan

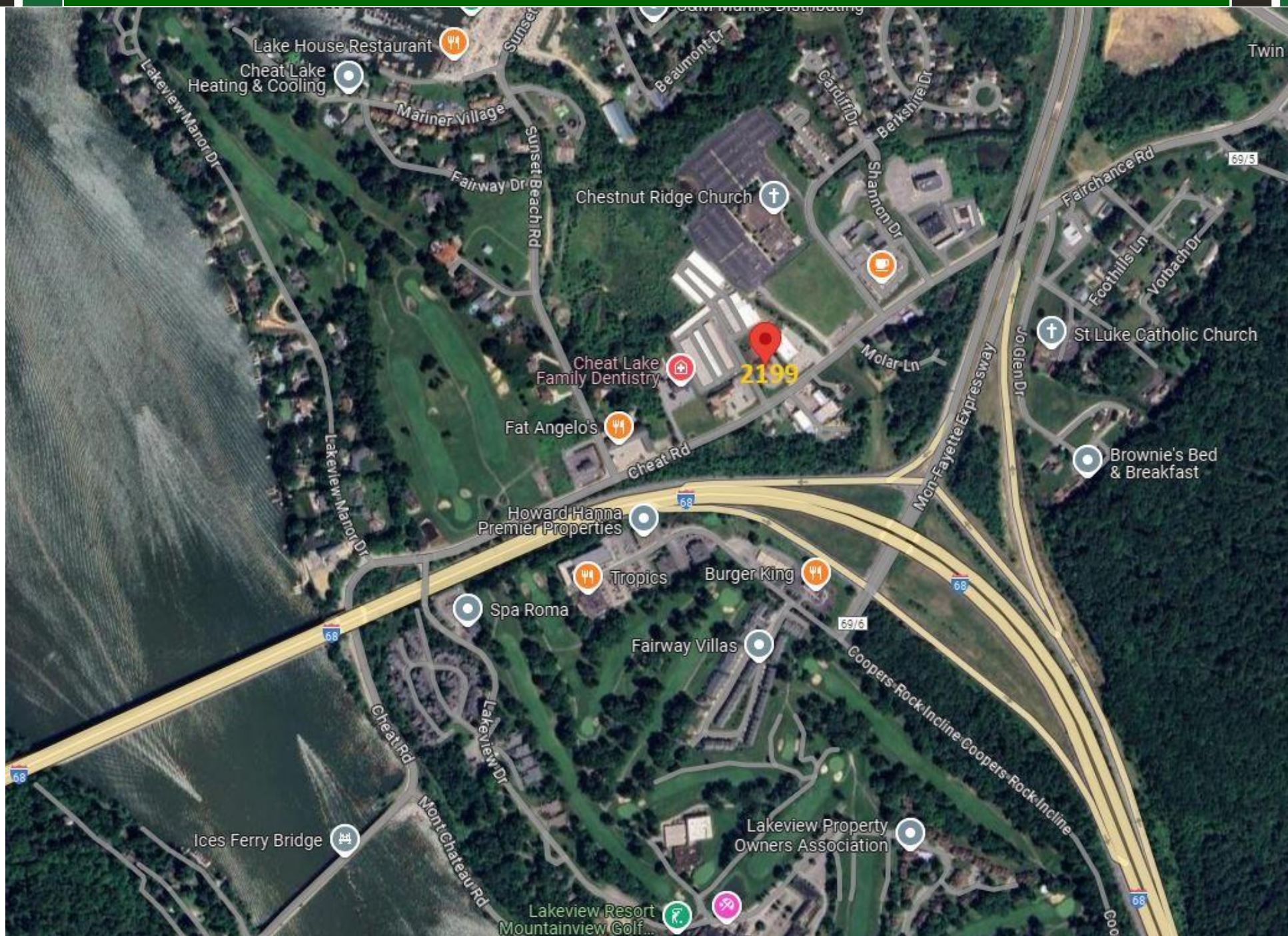








# Location Map





## COMMERCIAL DIVISION

**304-594-1519**

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*North Central West Virginia's  
Leaders in Real Estate!*

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At Howard Hanna Premier Properties by Barbara Alexander, LLC we strive to bring the best service to our clients utilizing a wide variety of tools, media, technology, and our national network of commercial brokers, companies and resources.

