

**Howard
Hanna**

Premier Properties
By Barbara Alexander
COMMERCIAL REAL ESTATE

AVAILABLE
304-594-1519
www.move2wv.com



For Lease

\$24 / sf NNN

0.74 Acres +/-

1.25 Story

4,070 sf +/-

Level Pad

Parking Lot

**Road
Frontage**

**Cheat Lake
Location**



- **No Zoning**
- **Professional Office**
- **Commercial / Retail**
- **Former Medical Office**
- **Handicap Accessible**
- **Road Frontage**
- **Paved Parking**
- **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!





Exterior Photos





Exterior Photos





Interior Photos





Interior Photos





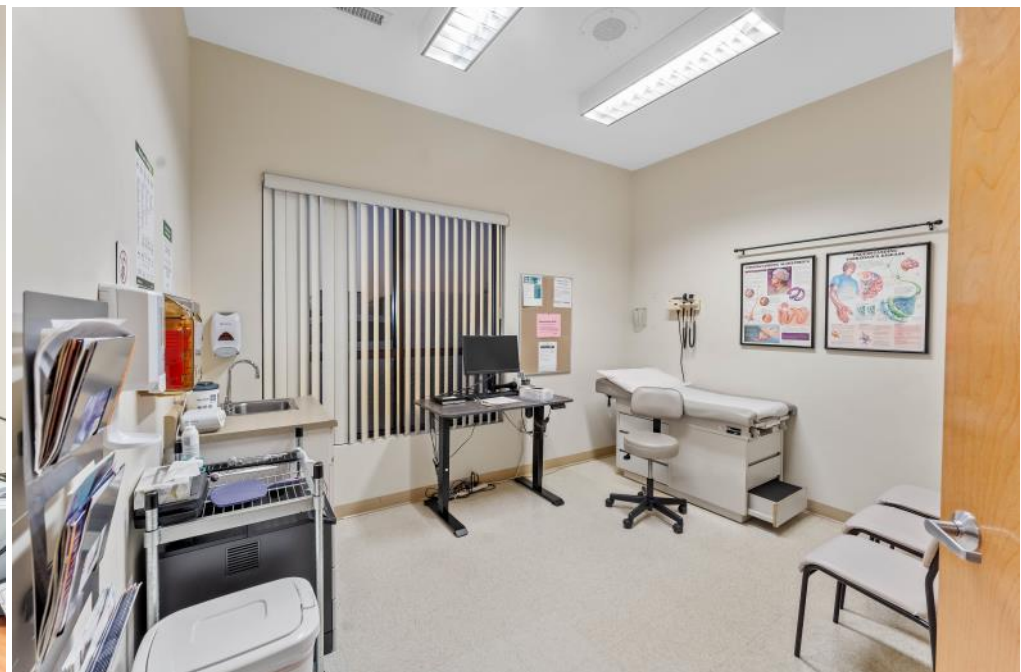
Interior Photos



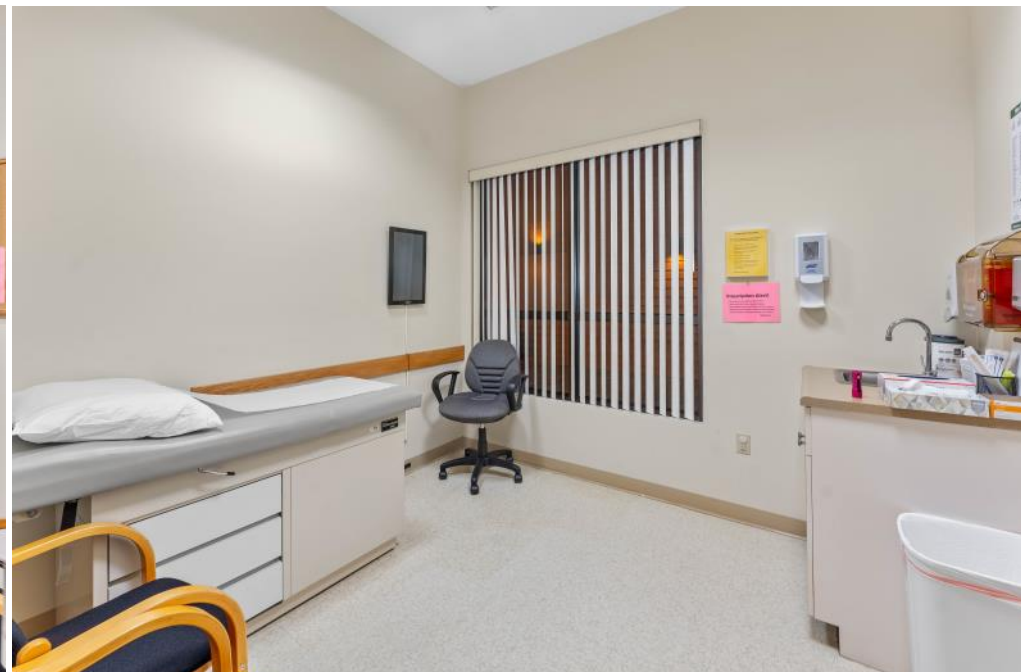


Interior Photos





Interior Photos





Interior Photos





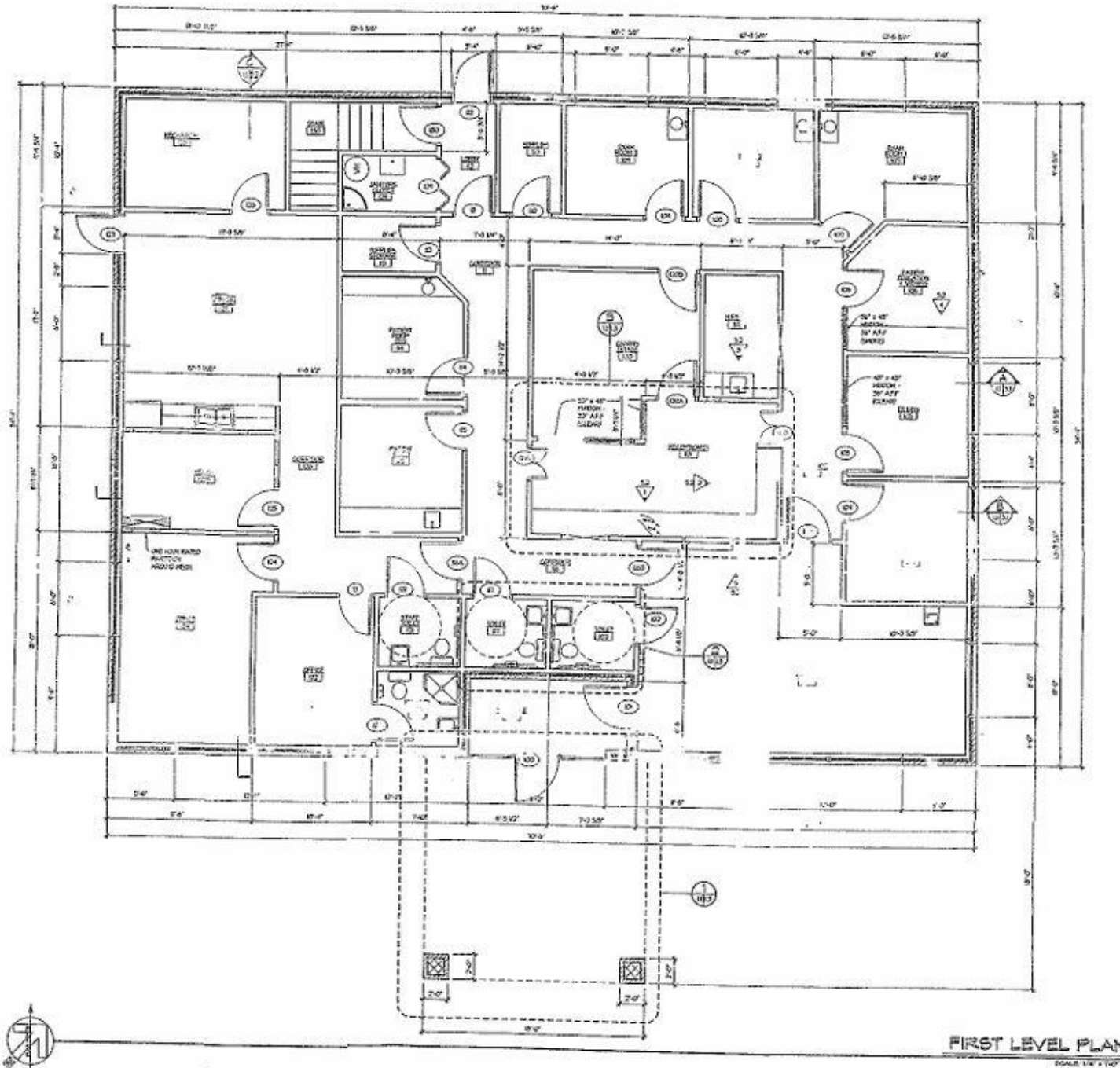
Interior Photos



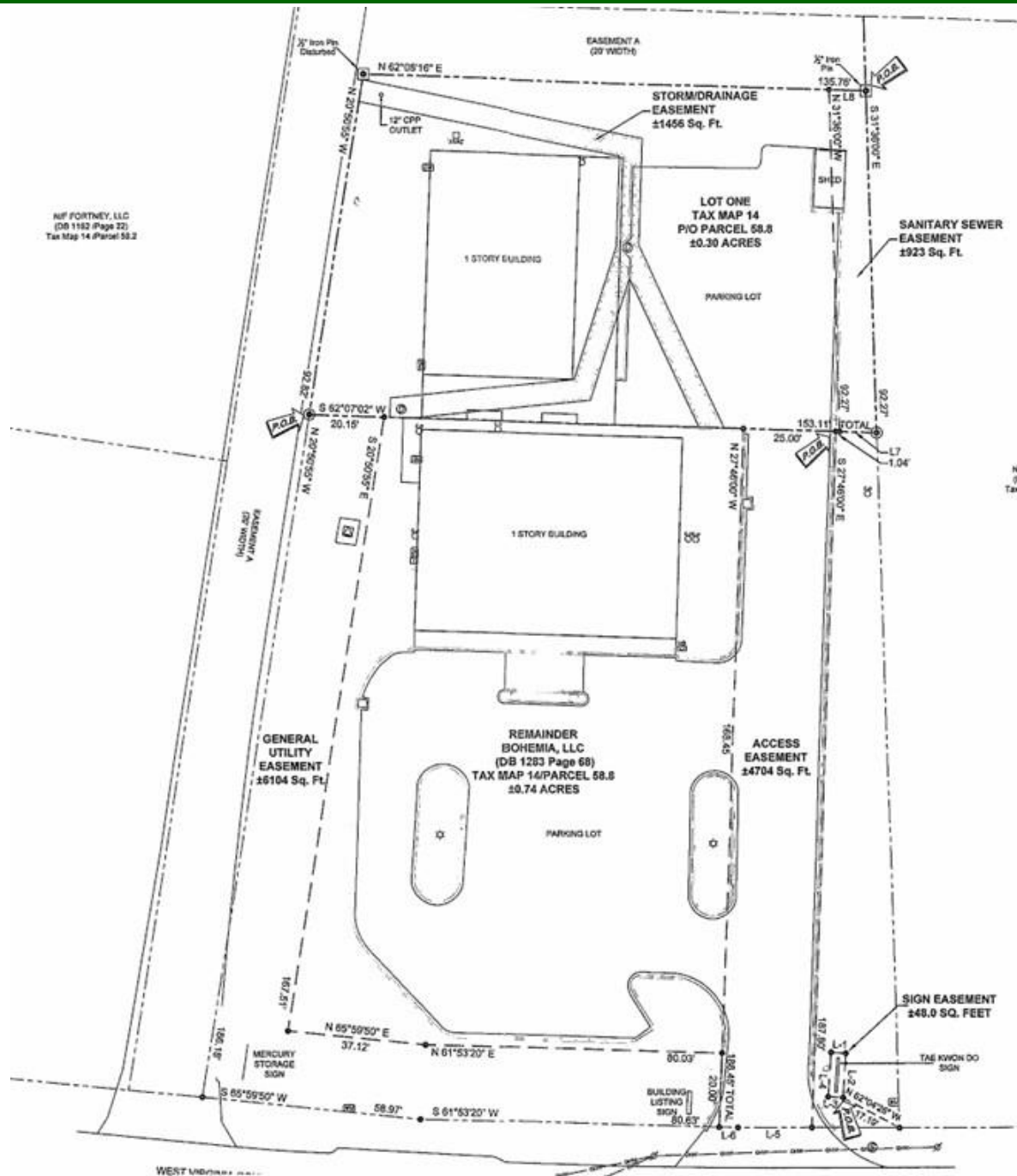
Aerial View



Floorplan



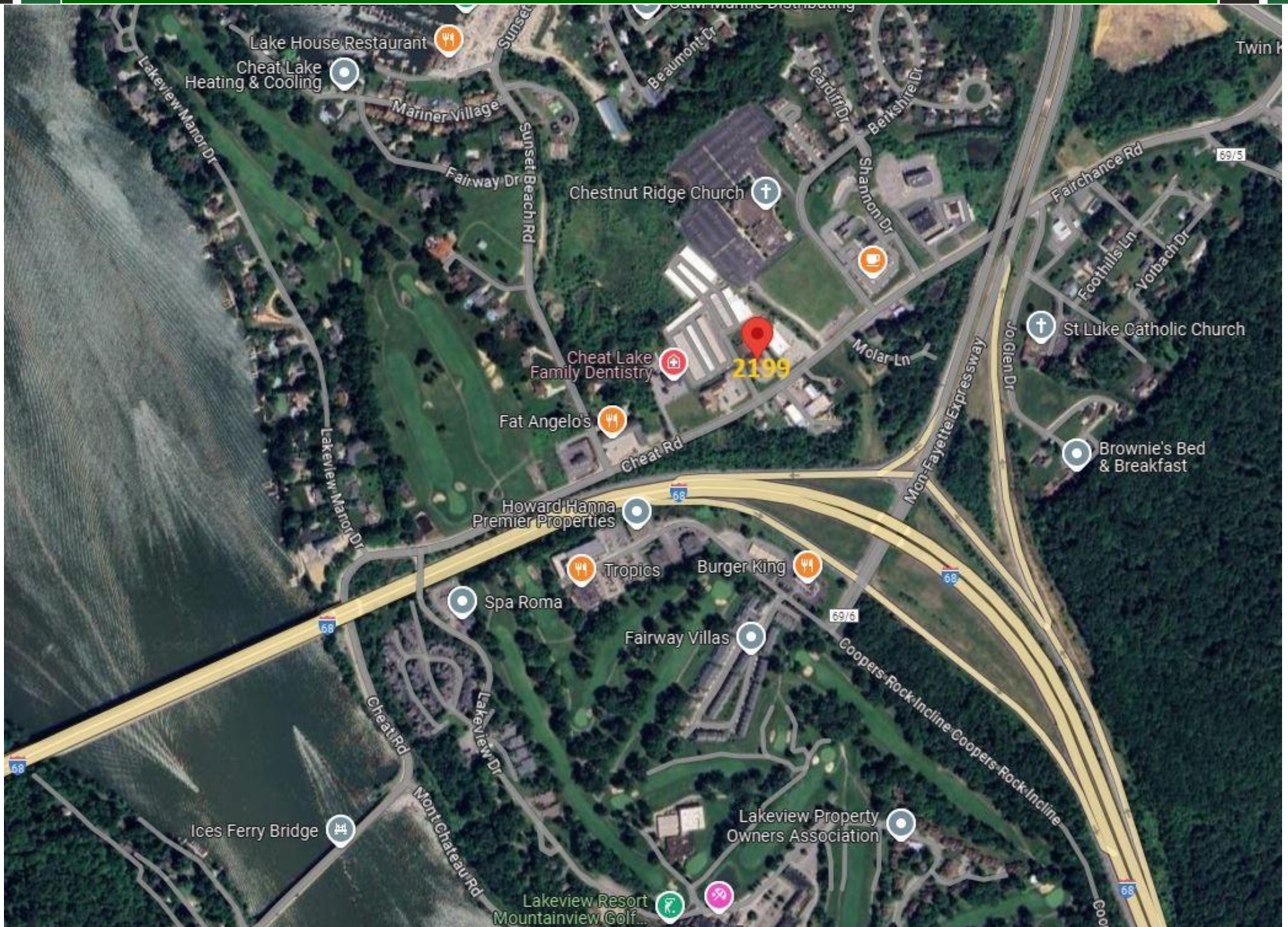
Site plan



HP FORTNEY, LLC
(DB 1182 Page 22)
Tax Map 14 Parcel 58.2

HP
DB
Tax M

Location Map





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COMMERCIAL DIVISION

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

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Salesperson / Commercial Director
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