

FOR SALE
RESTAURANT / MIXED USE
MARKETING FLYER



2671 CLARKSBURG ROAD
BUCKHANNON, WV 26301



119

◆ 2671 CLARKSBURG ROAD

TABLE OF CONTENTS

Property Overview / Specifications Introduction of property and specifications of the building, utilities and access.	02
Location Analysis / Surrounding Amenities Detailed description and aerial photo of the location and its proximity to surrounding businesses.	04
Demographics Demographics and key facts pertaining to the property within a three, five and ten mile radius.	06
Floor Plan / Interior Photos Description, floor plan and interior photos of building	08
Exterior Photos Exterior photos of the property from various angles.	14
Aerial Photos Aerial photos of the property from various angles.	16

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RESTAURANT / MIXED USE FOR SALE

2671 CLARKSBURG ROAD BUCKHANNON, WV 26201

SALE PRICE / \$200,000

BUILDING SIZE / 4,000 (+/-) SQ FT

PROPERTY TYPE / RESTAURANT

GROSS LOT SIZE / 3.217 ACRES

ZONING DESCRIPTION / NO ZONING

**PROPERTY FEATURES / SPRINKLER
SYSTEM IN KITCHEN, LARGE GRAVEL LOT,
FENCED SIDE YARD AREA, BUILT-IN BARS**

Located in Upshur county, 2671 Clarksburg Road offers an exceptional opportunity for investors or entrepreneurs. This spacious property features 4,000 (+/-) square feet on 3.217 (+/-) acres of land. It is ideal for a variety of uses, including a vibrant event space, a bar/restaurant, or a Hot Spot (limited video lottery) location. With a metal roof installed just 4-5 years ago, the building is well-maintained and ready for your vision. Whether you're looking to create a local gathering place or a dynamic new business, this mixed-use building is perfectly situated to bring your ideas to life in the community.

The property is located outside the city limits of Buckhannon and sits along Route 119. The subject property is 3 miles from U.S. 33, Route 48. Directions shown on page 3.

PROPERTY SPECIFICATIONS

SPECIFICATIONS

Built in 1978, the subject property is comprised of 4,000 (+/-) square feet of space across one level. The building has a metal roof and was installed 4-5 years ago. Features include, a sprinkler system within the kitchen section, a exterior storage shed, and a fenced outdoor section.

LEGAL DESCRIPTION

Located outside of the city limits of Buckhannon, this property is situated in the Warren District (6) of Upshur County. The site is comprised of one parcel totaling in 3.217 (+/-) acres. The property is identified as Warren District, Tax Map 6E, Parcel 11.

INGRESS / EGRESS / PARKING

The property currently offers one point of ingress and egress via Clarksburg Road. There is a large gravel parking lot available for staff and guests.

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Harrison Royal
Natural Gas	Mountaineer Gas
Water	City of Buckhannon
Sewer	City of Buckhannon
Trash	City of Buckhannon
Cable/Internet	Optimum

DIRECTIONS

Head West on US-33/Route 48, Use the right lane to take the US-119 N/WV-20 ramp to Buckhannon/Philippi. Turn right onto US-119 N/WV-20 N. The destination will be on the left, 2671 Clarksburg Road, Buckhannon.



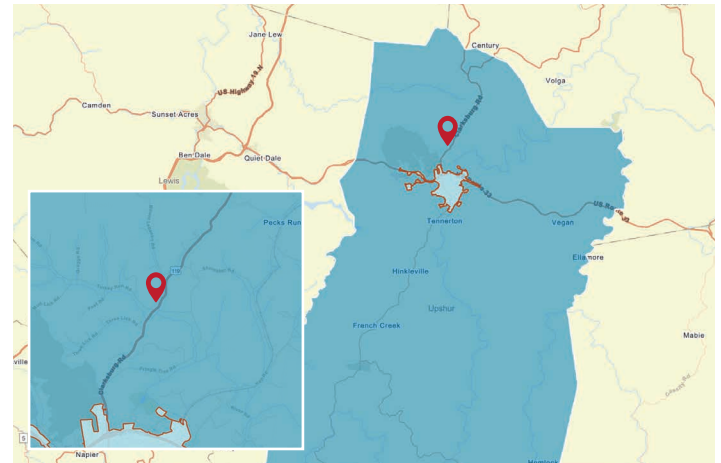
LOCATION ANALYSIS

Upshur County, located in north-central West Virginia, has Buckhannon as its county seat. Downtown Buckhannon offers the charm of a classic small town, with vibrant shops housed in beautifully restored historic buildings and lively music venues. Just a few miles beyond this quaint town, nature awaits. You can experience West Virginia's native wildlife or enjoy a weekend at one of the state's most pristine and untouched natural parks. Buckhannon is also home to West Virginia Wesleyan College and hosts the West Virginia Strawberry Festival each year during the third week of May.

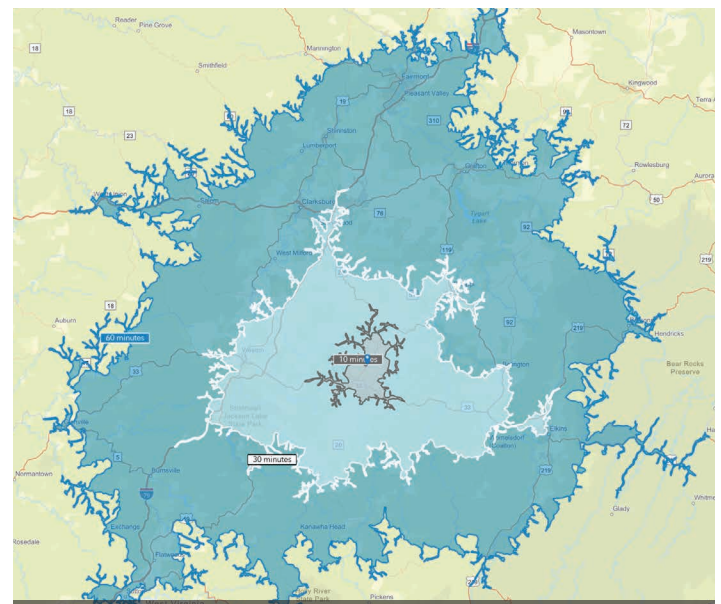
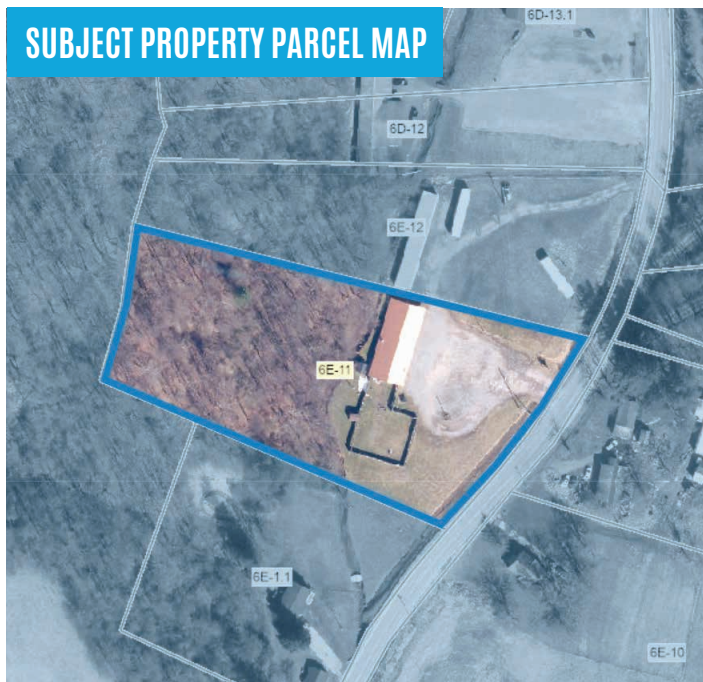
Upshur County has a total population of 23,671 and a median household income of \$46,833. Total number of businesses is 765.

The **City of Buckhannon** has a total population of 18,760 and a median household income of \$48,383. Total number of businesses is 699.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



Upshur County, WV Buckhannon City Limits
 Subject Location

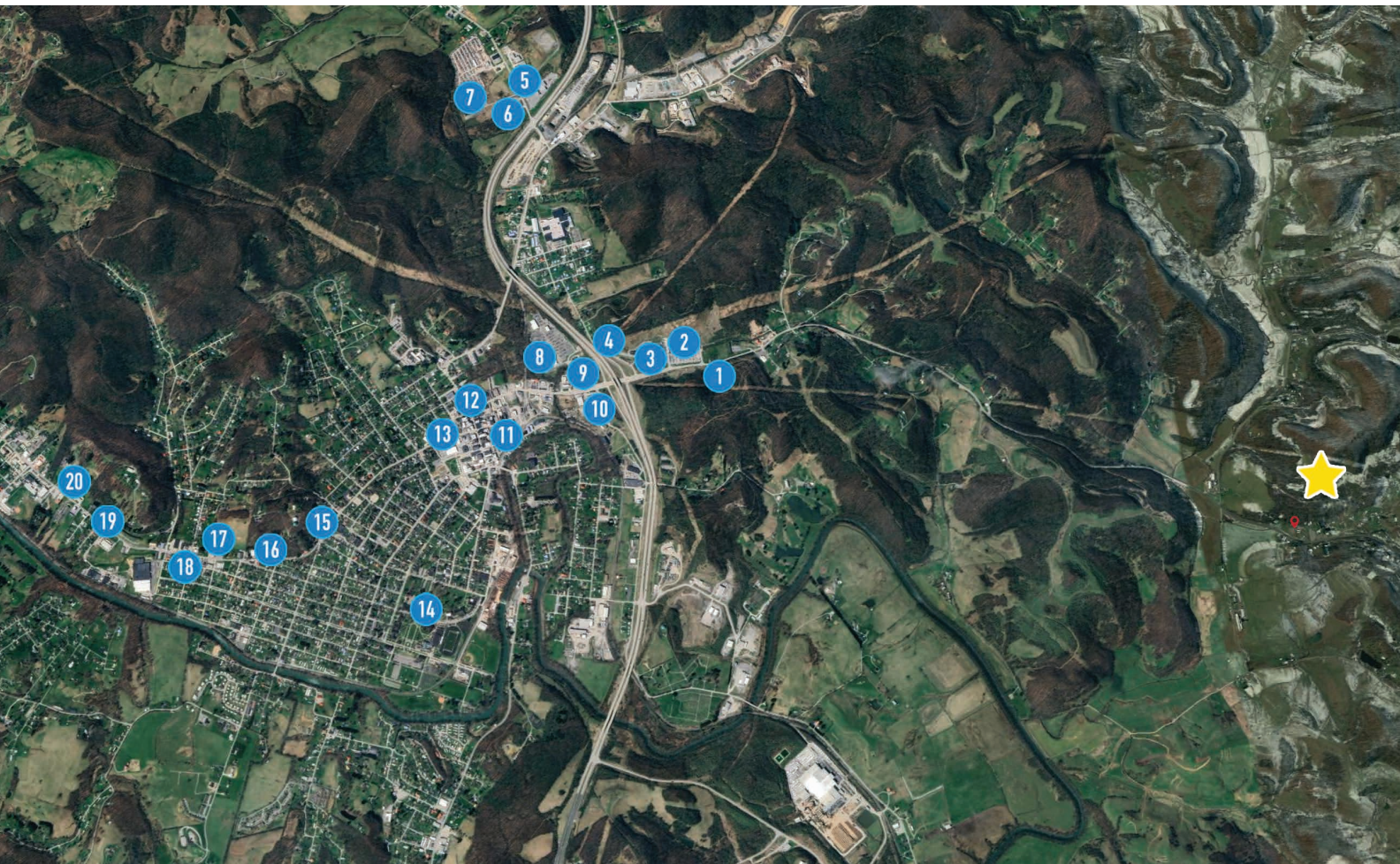


Distance to nearby cities: Weston, WV - 17 miles, Clarksburg, WV - 23 miles, Bridgeport, WV - 23 Miles, Fairmont, WV - 40 Miles, Morgantown, WV - 56 miles, Uniontown, PA - 80 miles, Pittsburgh, PA - 128 miles, Charleston, WV - 116 miles.

FOR SALE RESTAURANT / MIXED USE

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SURROUNDING AMENITIES



The aerial photo above highlights several of the most popular surrounding locations. The subject property at 2671 Clarksburg Road has been referenced with a yellow star.

- 1 NAPA Auto Parts
- 2 Lowe's Home Improvement
- 3 Buffalo Wild Wings
- 4 Pizza Hut
- 5 Jenkins Ford, Inc.
- 6 Buckhannon Toyota
- 7 Upshur Cinema
- 8 Walmart
- 9 Arby's, Sheetz, BP Gas, Burger King
- 10 Dollar Tree
- 11 Dairy Queen
- 12 Taco Bell
- 13 Wendy's, Goodwill, AutoZone Auto Parts
- 14 West Virginia Wesleyan College
- 15 McDonald's
- 16 Advance Auto Parts
- 17 Shop n' Save
- 18 Hardee's
- 19 Subway
- 20 Kroger

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



3,074

Total
Population



352

Businesses



5,330

Daytime
Population



\$132,604

Median Home
Value



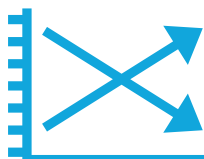
\$24,198

Per Capita
Income



\$34,153

Median Household
Income



0.93%

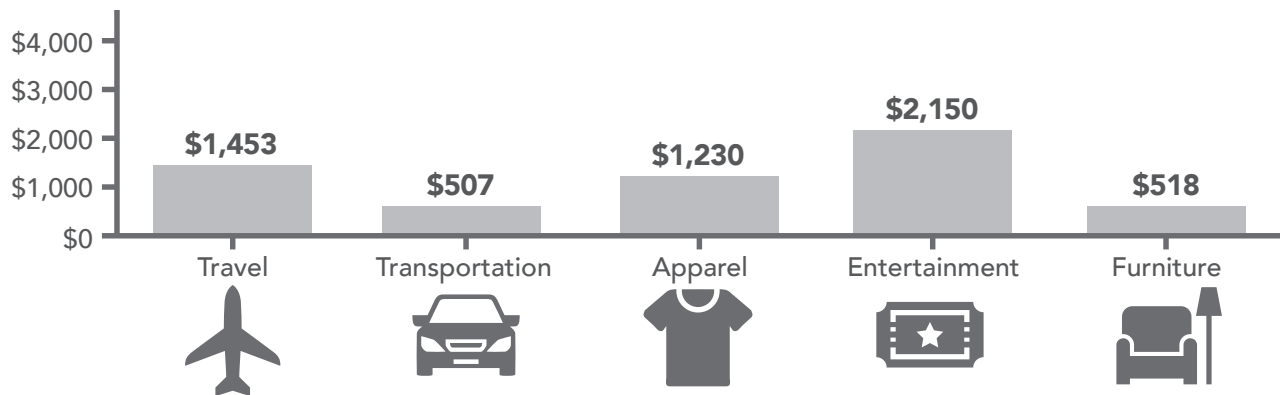
2024-2029
Pop Growth Rate



1,528

Housing Units
(2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



12,918

Total
Population



648

Businesses



35,851

Daytime
Population



\$162,313

Median Home
Value



\$29,902

Per Capita
Income



\$47,375

Median
Household
Income



0.13%

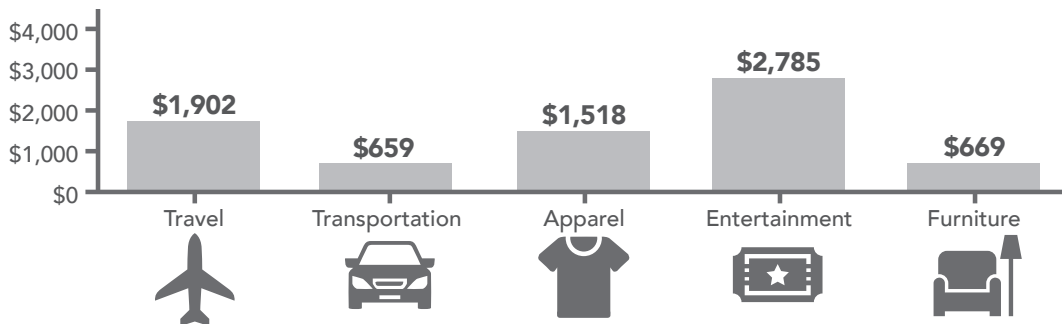
2024-2029
Pop Growth
Rate



5,871

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



22,697

Total
Population



767

Businesses



21,451

Daytime
Population



\$174,661

Median Home
Value



\$31,833

Per Capita
Income



\$49,940

Median
Household
Income



0.15%

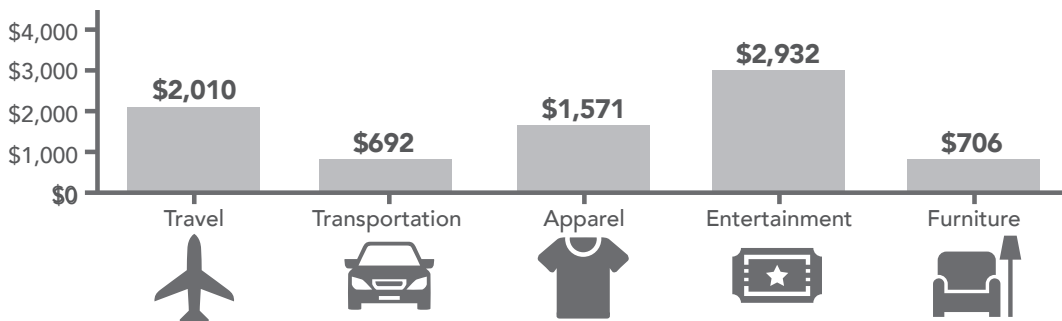
2024-2029
Pop Growth
Rate



10,483

Housing Units
(2020)

KEY SPENDING FACTS



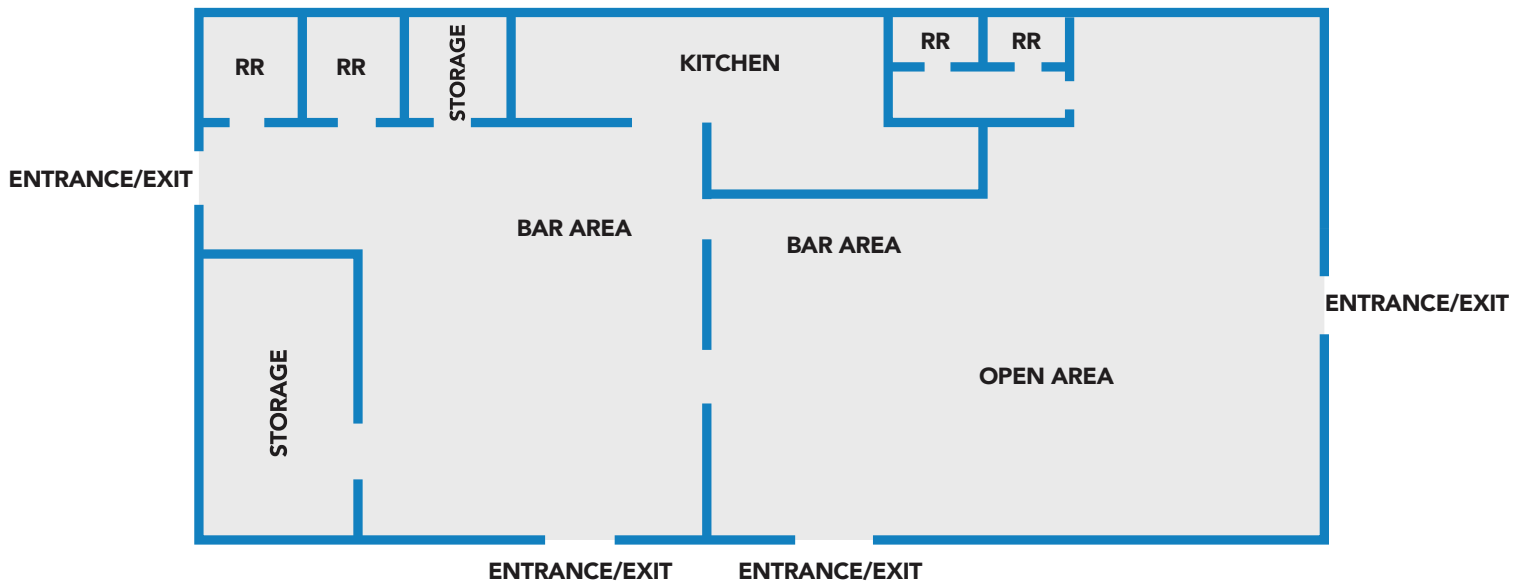
FLOOR PLAN

4,000 (+/-) SQUARE FEET

The subject building is comprised of 4,000 (+/-) square feet with an ideal use for an event space, bar/restaurant user or hot spot. The floor plan consists of a front room bar area and back room bar area that has a large open space with a small platform stage, there are two built-in bars, multiple storage spaces, four separate men's and women's restrooms.

Finishes to the space include drywall walls, drop ceilings, a mixture of epoxy, tile and concrete flooring, and fluorescent lighting throughout.

*Floor Plan may not be drawn exact



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INTERIOR PHOTOS



Back Room Bar Area.



Front Room Bar Area.

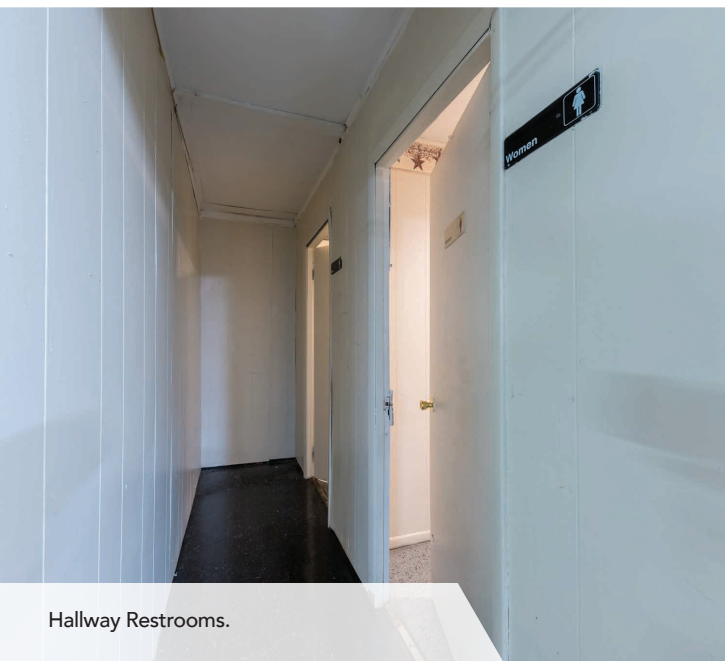


Restrooms.

INTERIOR PHOTOS



Front Room Bar Area.



Hallway Restrooms.



Storage.

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Storage.



Kitchen.

INTERIOR PHOTOS



Open Area with Platform Stage.

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Kitchen.

EXTERIOR PHOTOS



Exterior Front Entrance/Parking.



Exterior Yard.



Storage Shed.

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Exterior Side Yard.



Exterior Front Entrance/Parking.

AERIALS



Aerial Facing Southwest.

*Boundaries are approximate

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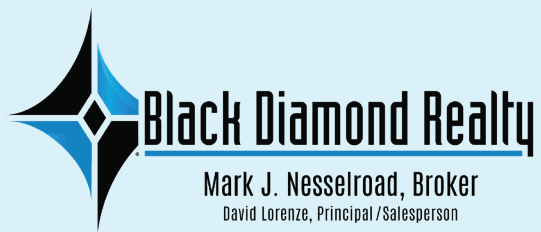
Aerial Facing North.



Aerial Facing North.



Aerial Facing Southwest.



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