



BERKSHIRE HATHAWAY  
HomeServices  
Professional Realty

**FOR SALE**

**622 BUTCHER BEND RD**

Mineral Wells, WV 26150



For More Information:

**BERKSHIRE HATHAWAY COMMERCIAL DIVISION**

Steve Shaver (304) 428-7653 (p) |

(304) 482-7500

(m)steveshaver30@yahoo.com



**OFFERING SUMMARY**

Sale Price: \$475,000

Lot Size: 8.79 Acres

Year Built: 1989

Building Size: 16,060 SF

**PROPERTY OVERVIEW**

Great Business opportunity for this location - Out of the City Limits - No B&O Taxes or Zoning - Minutes from town and only 3 miles to I-77. Approximately 16,060 sq/ft of Gross building area under roof. The main building has a two-story showroom ( Main floor Showroom 70X28 - Second-floor Showroom 50X28) Parts and Service department area with a 70X42 Five Bay garage and service shop. Fenced in storage lot.

Office space on both levels. Plenty of warehouse-type storage on site.

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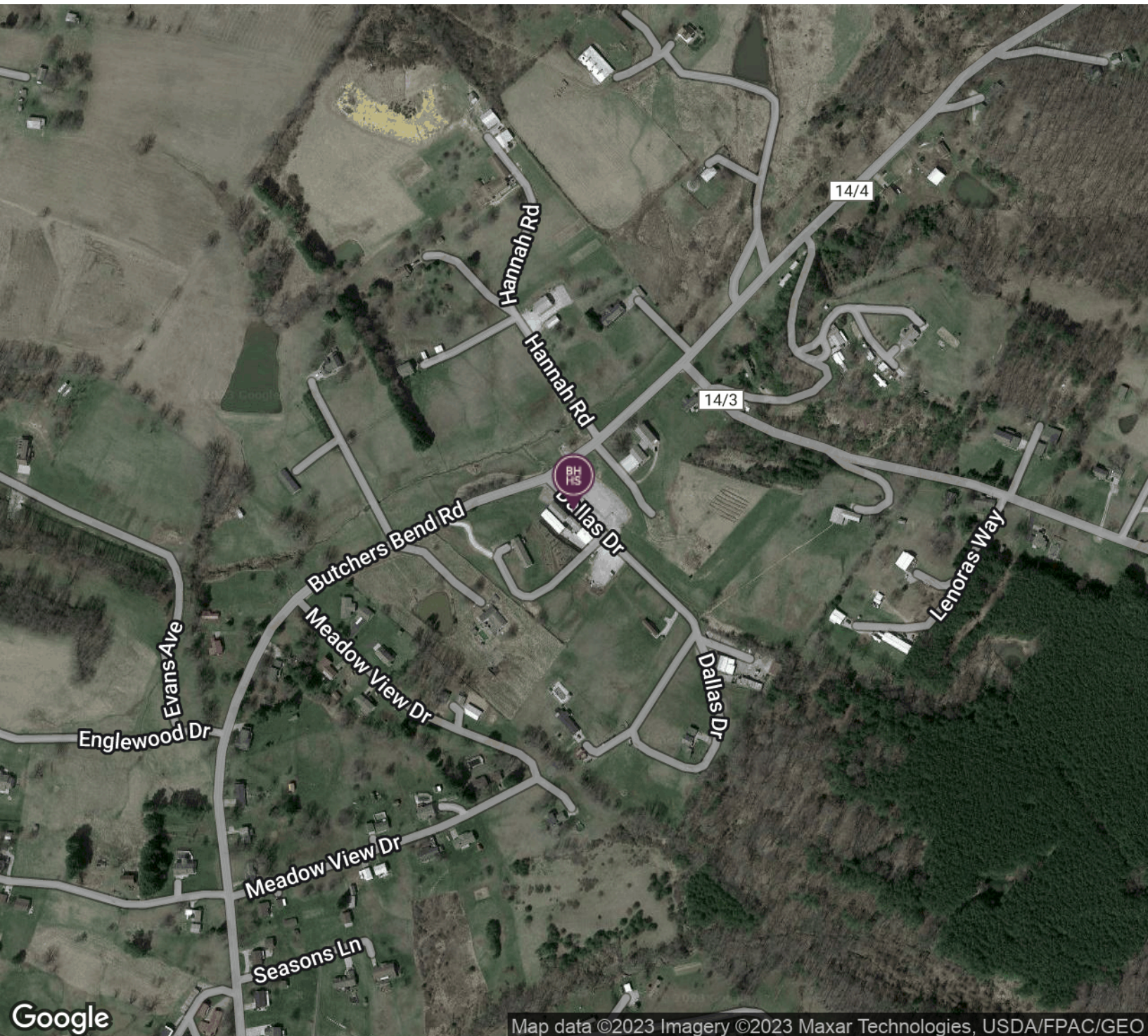
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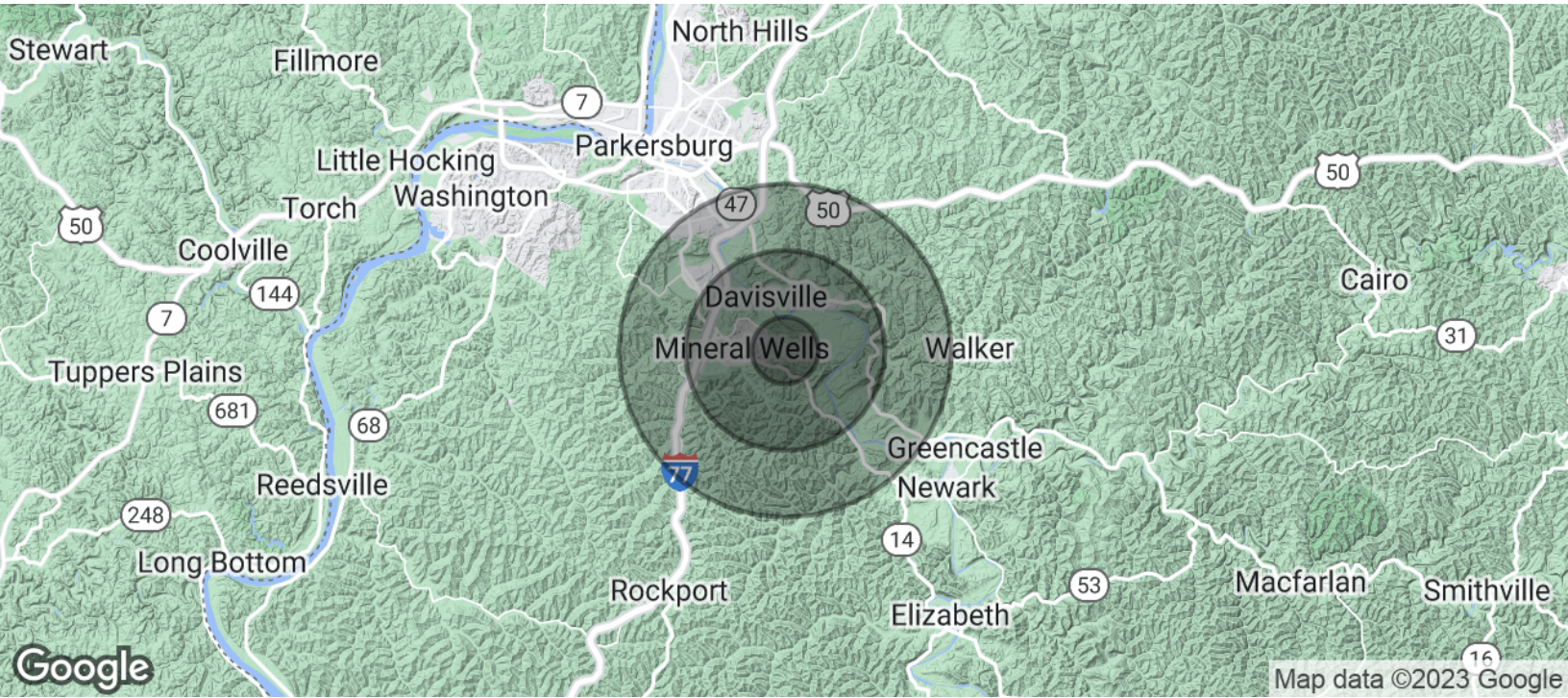
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	889	6,268	14,516
Average Age	35.6	38.7	41.9
Average Age (Male)	31.3	37.5	40.7
Average Age (Female)	40.1	40.4	43.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	326	2,738	6,817
# of Persons per HH	2.7	2.3	2.1
Average HH Income	\$75,935	\$62,493	\$52,857
Average House Value	\$139,670	\$161,553	\$138,148

\* Demographic data derived from 2020 ACS - US Census

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