



# FOR SALE

## DOWNTOWN Investment Property

104 NEWELL AVE,  
ST. CLAIRSVILLE, OH



*Stacy  
Seidler*



*Jay  
Goodman!*



**HARVEY GOODMAN  
REALTOR®**

John Sambuco, Broker

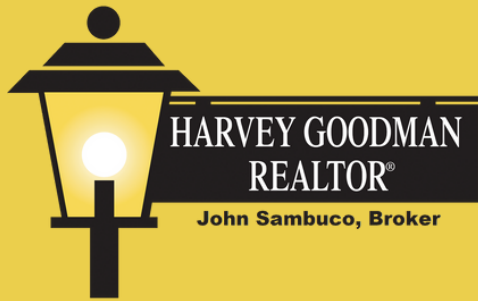


## Executive Summary

**SEIZE THE OPPORTUNITY TO OWN A REMARKABLE COMMERCIAL SPACE IN ST. CLAIRSVILLE, FEATURING OVER 4,000 SQUARE FEET OF VERSATILE REAL ESTATE. THIS PROPERTY INCLUDES NINE OFFICES, PERFECT FOR FOSTERING PRODUCTIVITY, ALONG WITH A DEDICATED CONFERENCE ROOM DESIGNED FOR MEETINGS AND COLLABORATION. THREE WELL-APPOINTED BATHROOMS ENSURE CONVENIENCE FOR BOTH STAFF AND CLIENTS, WHILE THE MAIN LOBBY AREA PROVIDES A WELCOMING ENTRANCE TO YOUR BUSINESS.**

**THE BUILDING IS EQUIPPED WITH TWO FURNACES AND TWO A/C UNITS, GUARANTEEING COMFORTABLE CLIMATE CONTROL YEAR-ROUND. WITH TWO 200 AMP ELECTRIC PANELS, YOU'LL HAVE AMPLE POWER TO SUPPORT YOUR OPERATIONS. ADDITIONALLY, A FUNCTIONAL KITCHEN ADDS PRACTICALITY FOR STAFF AND GUESTS ALIKE.**

**THIS PRIME LOCATION OFFERS EXCELLENT VISIBILITY AND ACCESSIBILITY, MAKING IT AN IDEAL CHOICE FOR A VARIETY OF PROFESSIONAL USES. DON'T MISS YOUR CHANCE TO INVEST IN A SPACE THAT SUPPORTS GROWTH AND SUCCESS. CONTACT US TODAY FOR MORE INFORMATION OR TO SCHEDULE A VIEWING!**



# Property Highlights

- **NINE SPACIOUS OFFICES**
- **CONFERENCE ROOM**
- **WELCOMING ENTRANCE**
- **CONVENIENTLY EQUIPPED KITCHEN**
- **3 BATHROOMS: 1 WITH SHOWER**
- **DUAL 200 AMP ELECTRIC SERVICE PANELS**
- **2 FURNACES & 2 A/C UNITS**

**FOR SALE**  
**\$430,000**

# PHOTOS



**HARVEY GOODMAN  
REALTOR®**  
John Sambuco, Broker

# PHOTOS





# Thank You!



**STEUBENVILLE, OH OFFICE**  
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Steubenville, Ohio 43952  
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**ST CLAIRSVILLE, OH OFFICE**  
250 W. Main St  
St. Clairsville, Ohio 43950  
740-695-3131

**MARTINS FERRY, OH OFFICE**  
410 Walnut St  
Martin Ferry, OH 43935  
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**WEIRTON, WV OFFICE**  
253 Three Springs Dr  
Weirton, WV 26062  
304-723-3131

**WHEELING, WV, OH OFFICE**  
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Wheeling, WV 26003  
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**BARNESVILLE, OH OFFICE**  
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