



FOR SALE

10578 RIVER RD
WELLSBURG, WV 26070

**GATED OFF COMMERCIAL
OPPORTUNITY**

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143 Canton Rd. Wintersville, OH 43953 • cedaronecommercial.com



PROPERTY OVERVIEW



FOR SALE

\$999,900

Commercial Opportunity on the busy Route 2 within minutes of the new wellsburg bridge! Sitting on 7 acres is a gated off, blank 14,000 square foot building complete for multi-purpose use, featuring office space with 11 offices. Also included is 3 very large machine sheds for equipment storage and a dual-sided billboard to be rented out.

The building was previously used as Aladdin Signs, this unique property is awaiting a new user. Call today to set up a tour. Visit our website cedaronerealty.com or contact OH Assoc. Broker James Lash • (740) 461-4181 • jtlash1023@gmail.com AND WV Assoc. Broker Evan Cuomo • (304) 374-7912 • evancuomo24@gmail.com to learn more about this property!

BUILDING DETAILS

GLA:	13,440 SF
Year Built:	1991
Clear Height:	16'

LAND DETAILS

Land AC:	6.94 AC
Land SF:	302,394 SF

HIGHLIGHTS

- 11.5' high Truss System roof
- Right off OH-7
- Hard-wired commercial system

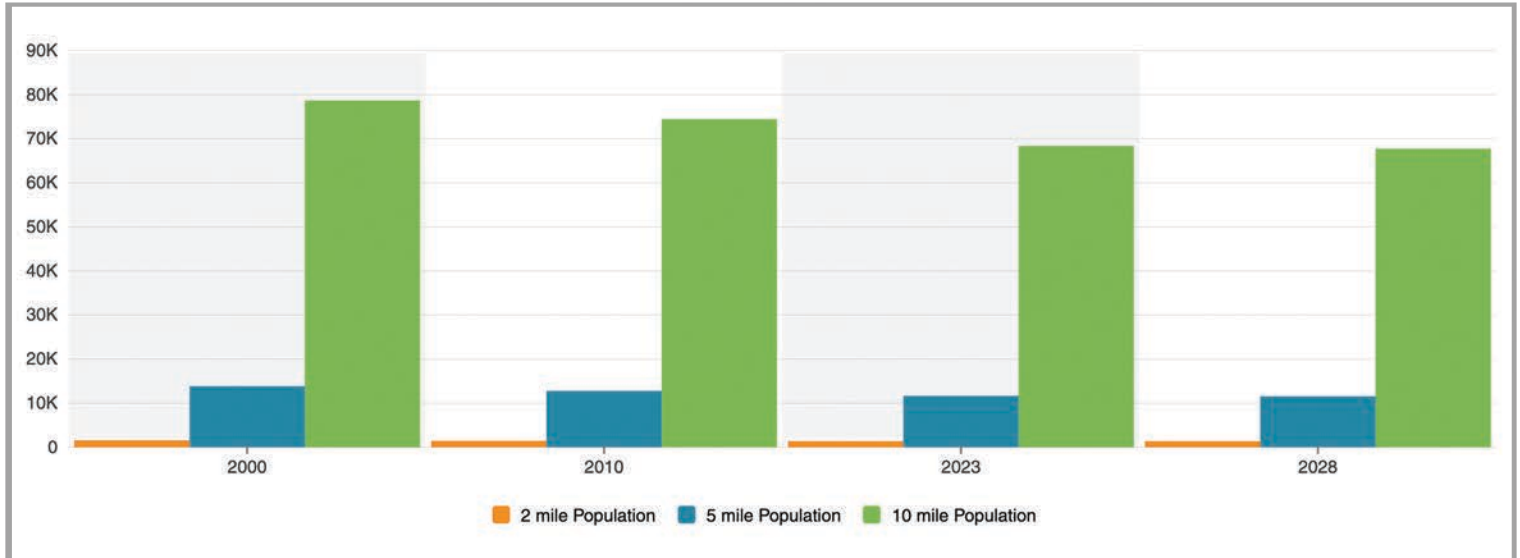


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DEMOGRAPHICS



POPULATION



TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
State Rte 2	Alley C S	7,000	2016	0.47 mi
State Rte 2	Sesame St N	5,898	2022	0.47 mi
State Rte 7	Salt Run Rd N	258	2022	0.72 mi
RAMP FROM SR7 NB TO T157 SALT RUN RD	Salt Run Rd N	238	2020	0.72 mi
3rd St	High St SE	1,087	2022	0.73 mi
3rd St	High St W	966	2022	0.73 mi
Apple Pie Ridge	Greens Run Rd SW	356	2022	0.95 mi
State Rte 7	Twp Rd 157 SW	11,835	2017	0.97 mi
Co Hwy 7e	Twp Rd 157 SW	548	2022	1.00 mi
BRILLIANT-SALT RUN RD	Twp Rd 157 SW	614	2020	1.00 mi

Pittsburgh International Airport

Drive: 60 min Distance: 40.3 mi

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AERIAL MAP



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PROPERTY PHOTOS



CONTACT INFORMATION



Cedar One a full-service Real Estate Agency offering Commercial Sales and Leases. No transaction is too small or too big for our team of experienced Agents. We have agents who are well versed in retail, industrial, office, investment properties, raw land, real estate development involving municipalities and zoning considerations, grant funding and tax credits.

With a strong commitment to our community, we make economic growth a primary goal of Cedar One Commercial Real Estate. We have established relationships with many national brokerages representing all types of businesses. We routinely maintain one of the highest volume of commercial transactions in the Ohio Valley.

"When you think Commercial Real Estate, think Cedar One Realty."

LISTING AGENTS



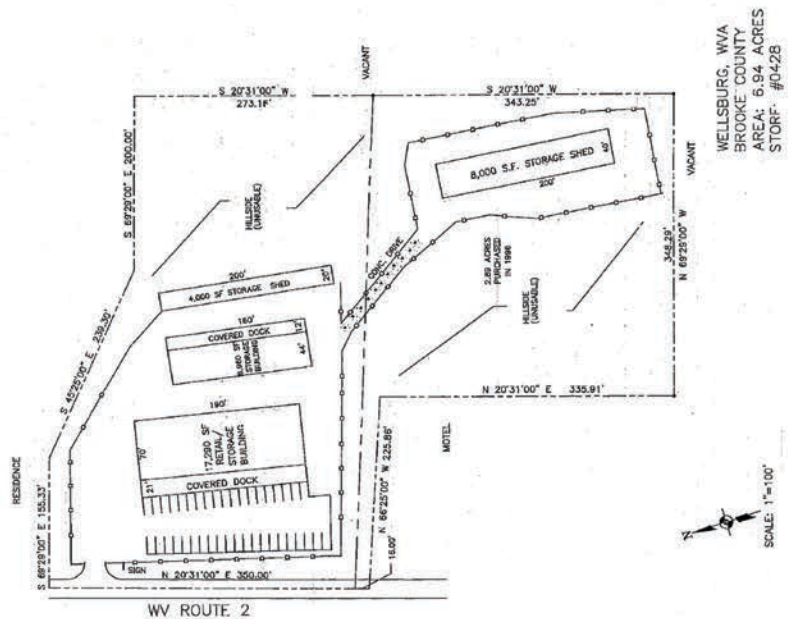
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