



FOR

SALE



**MULTI-TENANT
COMMERCIAL PROPERTY**

13-17 N 4TH ST, MARTINS FERRY, OH

FOR

LEASE



Jay Goodman!



**HARVEY GOODMAN
REALTOR®**

John Sambuco, Broker



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Multi-Tenant Commercial Property with Existing Tenant

Seize the chance to own a multi-tenant commercial building with a stable tenant. Use the retail/commercial storefront or upper floors for your business, or hold as an investment to fill the vacancy and enjoy steady income. The property offers potential for multiple rental spaces, with the storefront formerly home to Z's Jewelry and Belmont Brewerks as a popular bar/restaurant. The upper floors need renovation but add significant potential. This 6,000-square-foot property on 4th Street boasts excellent visibility, foot traffic, and off-street parking. The sale includes two parcels, with Belmont Brewerks' lease transferring to the new owner at closing. Don't miss this opportunity to invest in a prime piece of Martins Ferry's commercial landscape with built-in income.



Property Highlights



- On 4th Street, main thoroughfare in Martins Ferry
- Excellent visibility and foot traffic.
- Versatile Space - vacant storefront, bar/restaurant, with 2nd & 3rd floors for future development.
- Established Tenant: Successful Belmont Brewerks offers stable income.
- Leasehold Interest: Belmont Brewerks' lease will be assigned at closing.



For Sale
\$199,000

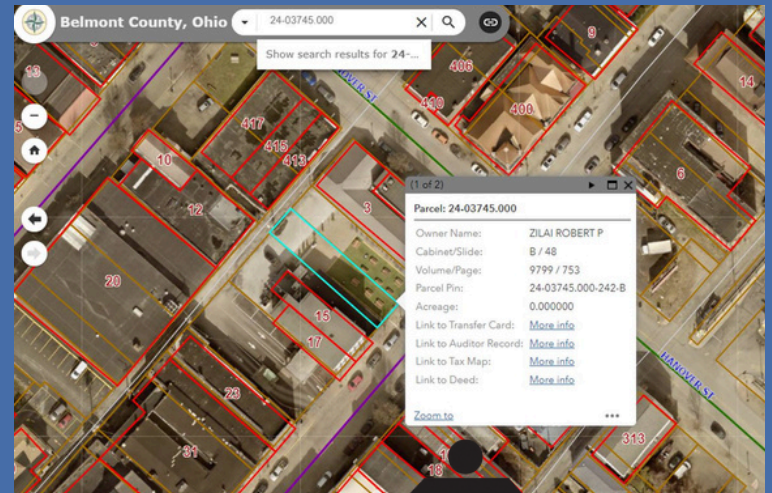
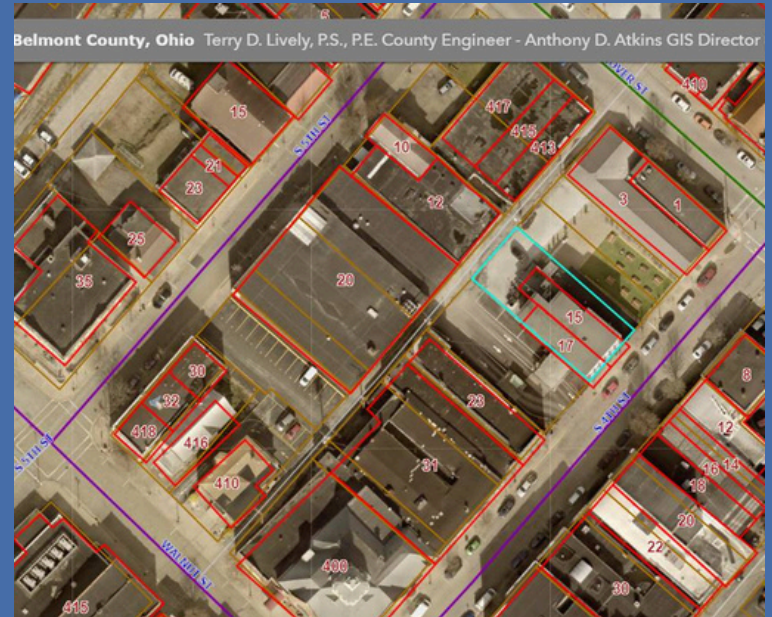
For Lease
\$675

PHOTOS



HARVEY GOODMAN
REALTOR®
John Sambuco, Broker

AERIAL PLATS TWO PARCELS





Thank You!



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