



FOR SALE

OFFICE BUILDING

**104 NEWELL AVE,
ST. CLAIRSVILLE, OH**



**HARVEY GOODMAN
REALTOR®**

John Sambuco, Broker



Jay Goodman!

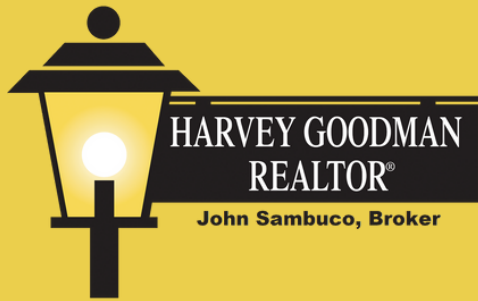


Executive Summary

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



- **QUALITY OFFICE BUILDING**
- **TWO STORIES - 4,104SF**
- **9 SPACIOUS OFFICES & KITCHEN**
- **CONFERENCE ROOM & 3 BATHROOMS**
- **WELCOMING ENTRANCE**
- **DUAL 200 AMP ELECTRIC SERVICE**
- **2 FURNACES W/ CENTRAL AIR**

FOR SALE
\$430,000

PHOTOS



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PHOTOS





**HARVEY GOODMAN
REALTOR®**

John Sambuco, Broker

**Thank
You!**



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2700 Sunset Blvd
Steubenville, Ohio 43952
740-264-0300

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
740-633-6363

WEIRTON, WV OFFICE
253 Three Springs Dr
Weirton, WV 26062
304-723-3131

WHEELING, WV, OH OFFICE
980 R National Rd
Wheeling, WV 26003
304-233-4451

BARNESVILLE, OH OFFICE
820 Bond Ave
Barnesville, Ohio 43713
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