



MULTI-TENANT COMMERCIAL PROPERTY

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

**FOR
SALE**



**HARVEY
GOODMAN**

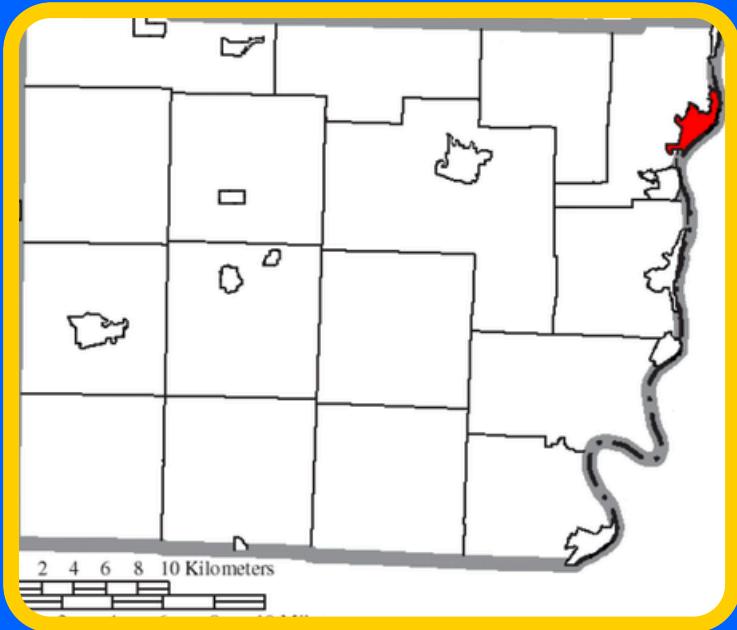
Broker, John Sambuco



**Jay
Goodman**



City of Martins Ferry



- Oldest permanent settlement in the state of Ohio, established in 1787
- Located along the Ohio River across from Wheeling, West Virginia
- Easy access to major highways including I-70 and Route 7
- Affordable housing and low cost of living
- Strong sense of community with local events and festivals
- Home to Martins Ferry City Schools and nearby higher education options
- Small-town charm with a rich historical backdrop
- Close proximity to shopping, dining, and healthcare facilities in the greater Wheeling area
- Local parks, riverfront views, and recreational opportunities

LOCATION OVERVIEW

Martins Ferry, Ohio, is a historic riverfront town nestled along the Ohio River, just across from Wheeling, West Virginia. As the oldest permanent settlement in the state, Martins Ferry blends deep-rooted heritage with the convenience of modern amenities. Its strategic location provides easy access to major roadways, making it ideal for commuters and families alike. Residents enjoy affordable living, friendly neighborhoods, and a strong sense of community pride. With local schools, green spaces, and nearby access to shopping, healthcare, and entertainment, Martins Ferry offers a welcoming and accessible lifestyle for those seeking small-town charm in a well-connected location.



Multi-Tenant Commercial Property with Existing Tenants

Seize the chance to own a multi-tenant commercial building with stable tenants. Use the upper two 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. 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 and RH Smoke Shop lease transferring to the new owner at closing. Monthly rental is \$1,831. Terms extend through July 2029 & July 2030. Don't miss this opportunity to invest in a prime piece of Martins Ferry's commercial landscape with built-in income.

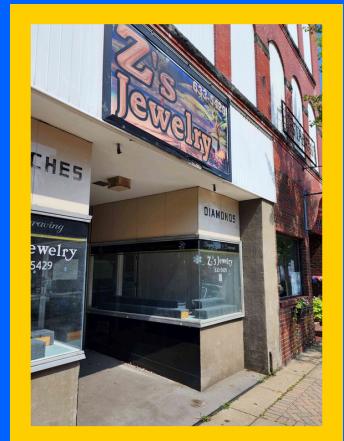


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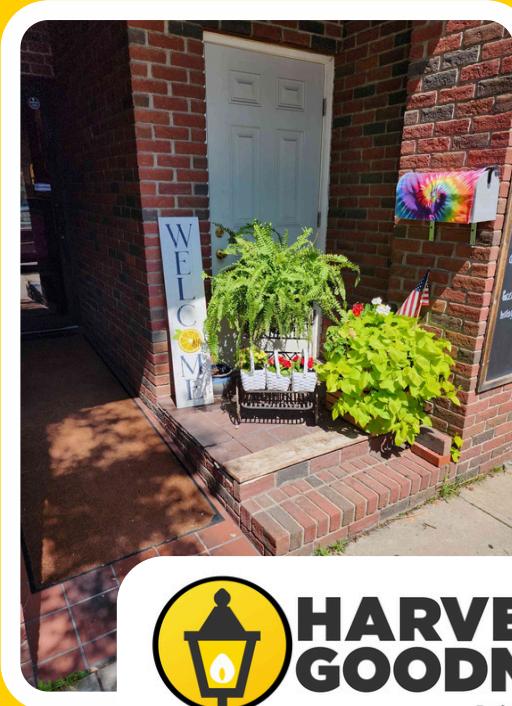
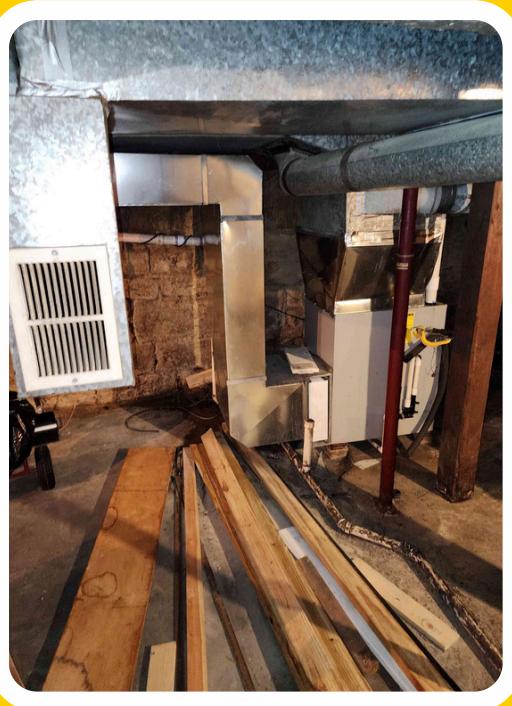
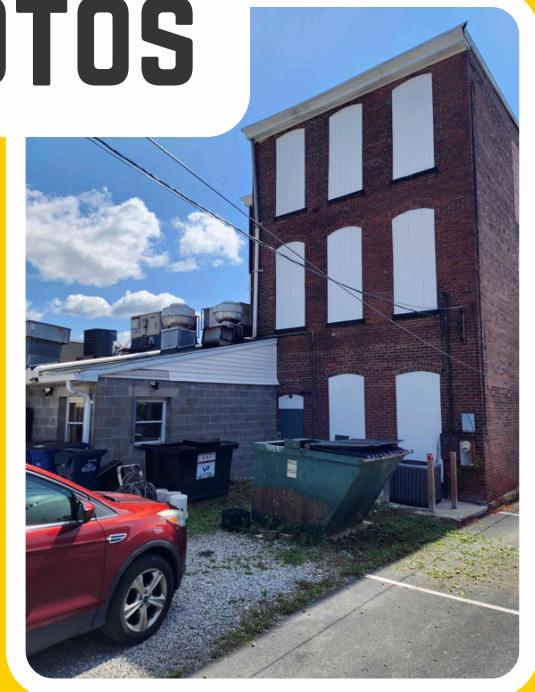
Property Highlights

- **On 4th Street, main thoroughfare in Martins Ferry**
- **Excellent visibility and foot traffic.**
- **Versatile Space - storefront retail, bar/restaurant, with 2nd & 3rd floors for future development.**
- **Established Tenants: Successful Belmont Brewerks & RH Smoke Shop offer stable income.**
- **Leasehold Interest: Belmont Brewerks' lease will be assigned at closing. \$1,156 monthly rental, term through July 31, 2030.**
- **Leasehold Interest: RH Smoke Shop lease will be assigned at closing. \$675 monthly rental, term through July 31, 2029.**



For Sale
\$165,000

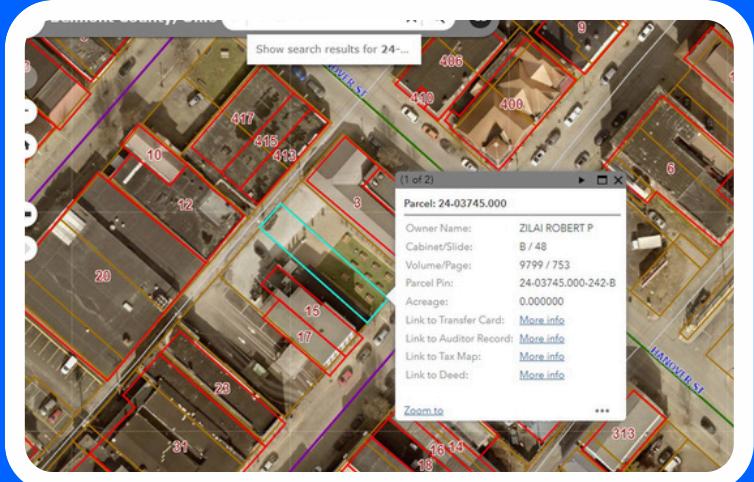
PHOTOS



**HARVEY
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AERIAL PLATS TWO PARCELS



**HARVEY
GOODMAN**

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HARVEY GOODMAN

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THANK YOU!



STEUBENVILLE, OH OFFICE
2700 Sunset Blvd
Steubenville, Ohio 43952
740-264-0300

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

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

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

MARTINS FERRY, OH OFFICE
410 Walnut St
Martin Ferry, OH 43935
740-633-6363

BARNESVILLE, OH OFFICE
820 Bond Ave
Barnesville, Ohio 43713
740-425-3535



JAY GOODMAN, CCIM
0(740) 695-3131, C(773) 936-6511
jayg@goodmanrealtor.com



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