



# **MULTI-TENANT COMMERCIAL PROPERTY**

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



# **FOR SALE**



## **HARVEY GOODMAN**

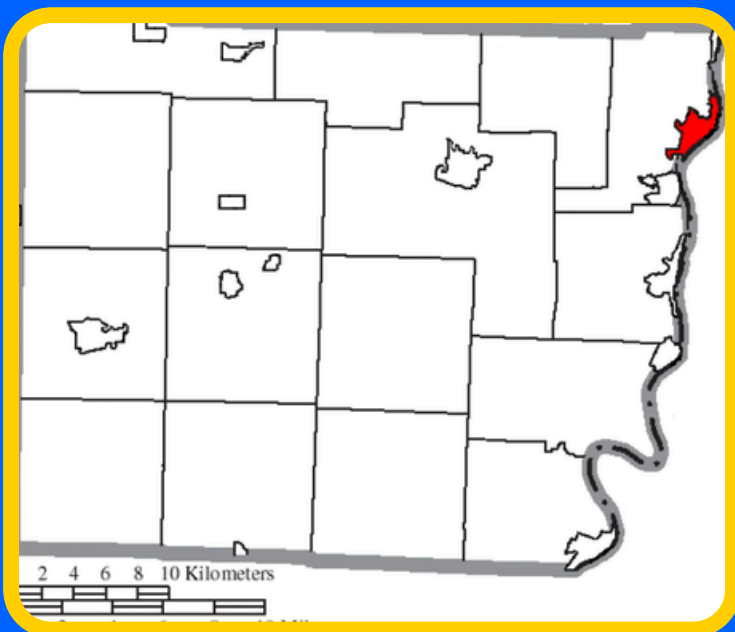
Broker, John Sambuco



## **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.





**HARVEY  
GOODMAN**

Broker, John Sambuco



## 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 Brewwerks' 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

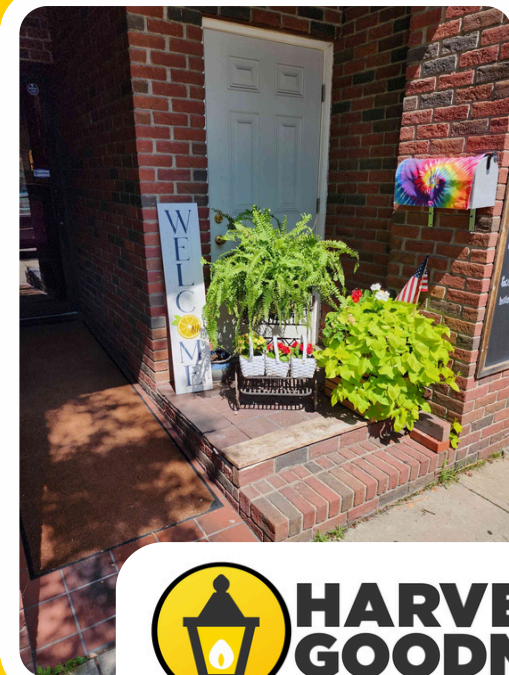
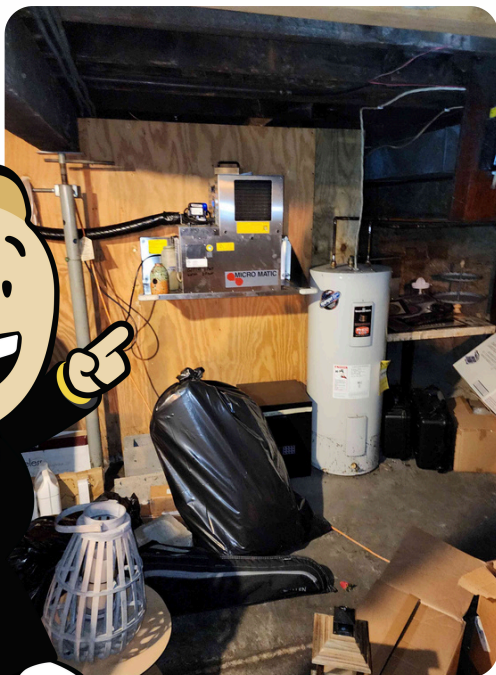
- On 4th Street, main thoroughfare in Martins Ferry
- Excellent visibility and foot traffic.
- Versatile Space - storefront retail, bar/restaurant, with 2nd & 3rd floors for future development.
- Established Tenants: Successful Belmont Brewerks & RH Smoke Shop offer stable income.
- Leasehold Interest: 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



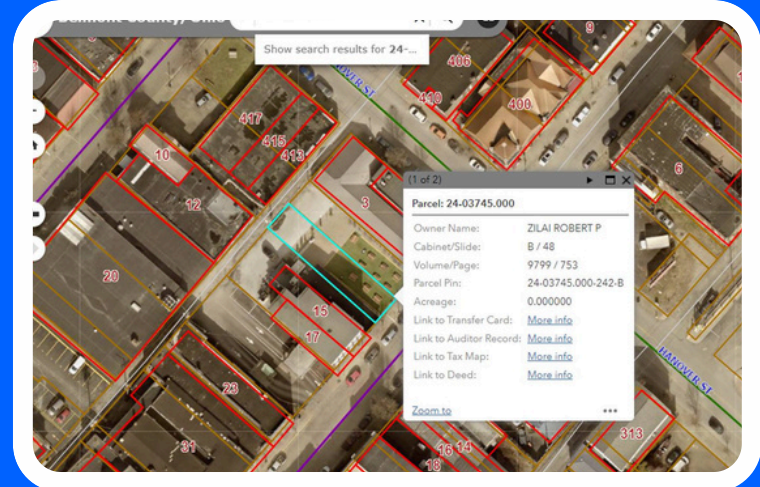
**HARVEY  
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# AERIAL PLATS TWO PARCELS



**HARVEY  
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**THANK  
YOU!**



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