

# PREMIER COMMERCIAL

REAL ESTATE SERVICES

Douglas C. Wise - Broker

# RETAIL

RESTAURANT/CAFE

**FOR LEASE**

**SUITE C & D**



**4,336 SF OF SPACE AVAILABLE**

# STATE ON CAMPUS

MORGANTOWN, WV

**331 BEECHURST AVE.**

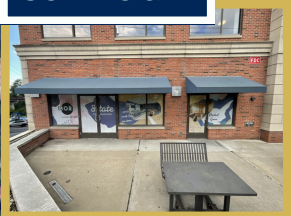
[WWW.PREMIERCOMMERCIALRES.COM](http://WWW.PREMIERCOMMERCIALRES.COM)



## HIGHLIGHTS:

- High-Visibility Sunnyside Retail Space—Previously a Café & Convenience Store.
- Ground floor retail opportunity, steps away from West Virginia University
- End cap space available with designated patio for outdoor seating
- Strong visibility with heavy vehicle and foot traffic throughout the day.
- Convenient, integral garage parking for retail and restaurant

SUITE C & D



**STATE ON CAMPUS**  
331 BEECHURST AVE.

State On Campus  
Morgantown

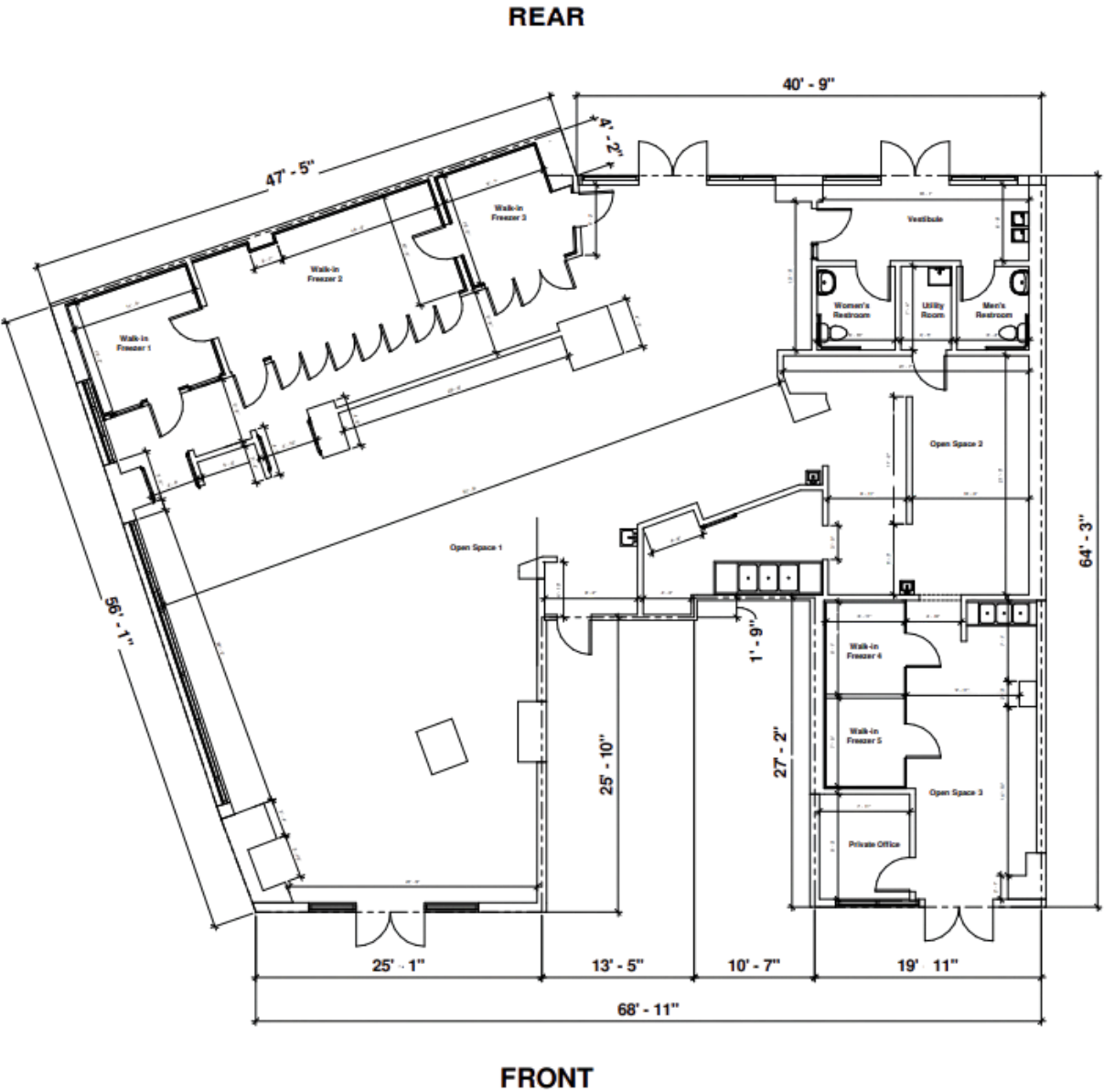
# PRIME BEECHURST RETAIL SPACE

## PERFECT FOR CONVENIENCE, CAFÉ, OR GRAB-AND-GO.

STATE ON CAMPUS | 331 BEECHURST AVE. MORGANTOWN, WV 26505



# STATE ON CAMPUS (SUITE C & D) - FLOOR PLAN



## Unit C-D Ground Floor 4,336 SF

Square footage shown was measured on-site and adheres to BOMA standards

Width  
68' 11"

Depth  
64' 3"

Revisions

Ground Floor

Prepared 09/04/2022

Unit C-D

# EXTERIOR PHOTO





# INTERIOR PHOTOS





# INTERIOR PHOTOS





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## INQUIRE TODAY!

**304.777.4050**

**PremierCommercialRES.com**