

COMMERCIAL PROPERTY

46789 NATIONAL RD W,
ST. CLAIRSVILLE, OHIO



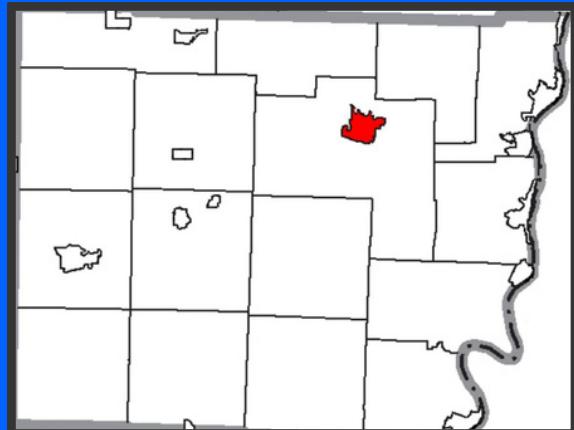
**FOR
SALE**

**Jay
Goodman**



**HARVEY
GOODMAN**

Broker, John Sambuco



- **Location:** Situated in Belmont County in eastern Ohio, just off Interstate 70 and close to the Ohio-West Virginia border.
- **County Seat:** St. Clairsville serves as the county seat of Belmont County.
- **Historic Charm:** The city features a charming downtown with historic architecture and local businesses that reflect its 19th-century roots.
- **Population:** Home to approximately 5,000 residents, offering a small-town atmosphere with access to larger metropolitan areas.
- **Recreation:** Includes Memorial Park, which offers a pool, walking trails, sports fields, and picnic areas.
- **Shopping & Dining:** Nearby Ohio Valley Mall and various locally owned restaurants and shops provide a mix of retail and dining options.
- **Proximity to Wheeling, WV:** Just minutes from Wheeling, providing easy access to additional amenities, employment opportunities, and cultural events.

LOCATION OVERVIEW

The city of St. Clairsville was established in 1796 as Newellstown and renamed in 1802 to honor General Arthur St. Clair. It is the county seat of Belmont County and is home to 5,000 people, businesses, and recreational opportunities. St. Clairsville's Downtown Historic District, a portion of which was listed on the U.S. Department of the Interior's National Register of Historic Places in 1994, is the heartbeat of the community. The Belmont County Courthouse and the Belmont County Heritage Museum serve as anchors. The service industry is well represented with many professional offices, banks and small businesses, along with county offices and the public library.



Commercial Property

This 7.16-acre property along Route 40 in St. Clairsville offers a rare combination of industrial functionality and redevelopment potential. The site includes a 4,000 square foot metal building with four overhead doors, a detached office, and a secure, well-lighted industrial yard that's perfect for outdoor storage. A large graveled area provides ample space for parking equipment or materials, and the property also features a paint booth, blast containment area, and 200-amp electrical service to support a wide range of operations. In addition, the site includes a barn tucked into the wooded portion of the property and a house at the front of the lot along Route 40, which is considered a tear-down but offers an attractive frontage opportunity. The property's proximity to I-70 makes it easy to access, while the visibility along Route 40—where traffic counts reach 10,000 cars per day—adds long-term value. Altogether, this property is an excellent fit for contractors, industrial users, or investors looking for a secure and versatile location in Belmont County.



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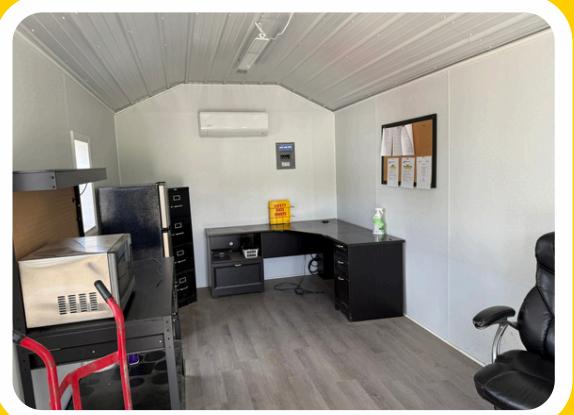
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Property Highlights

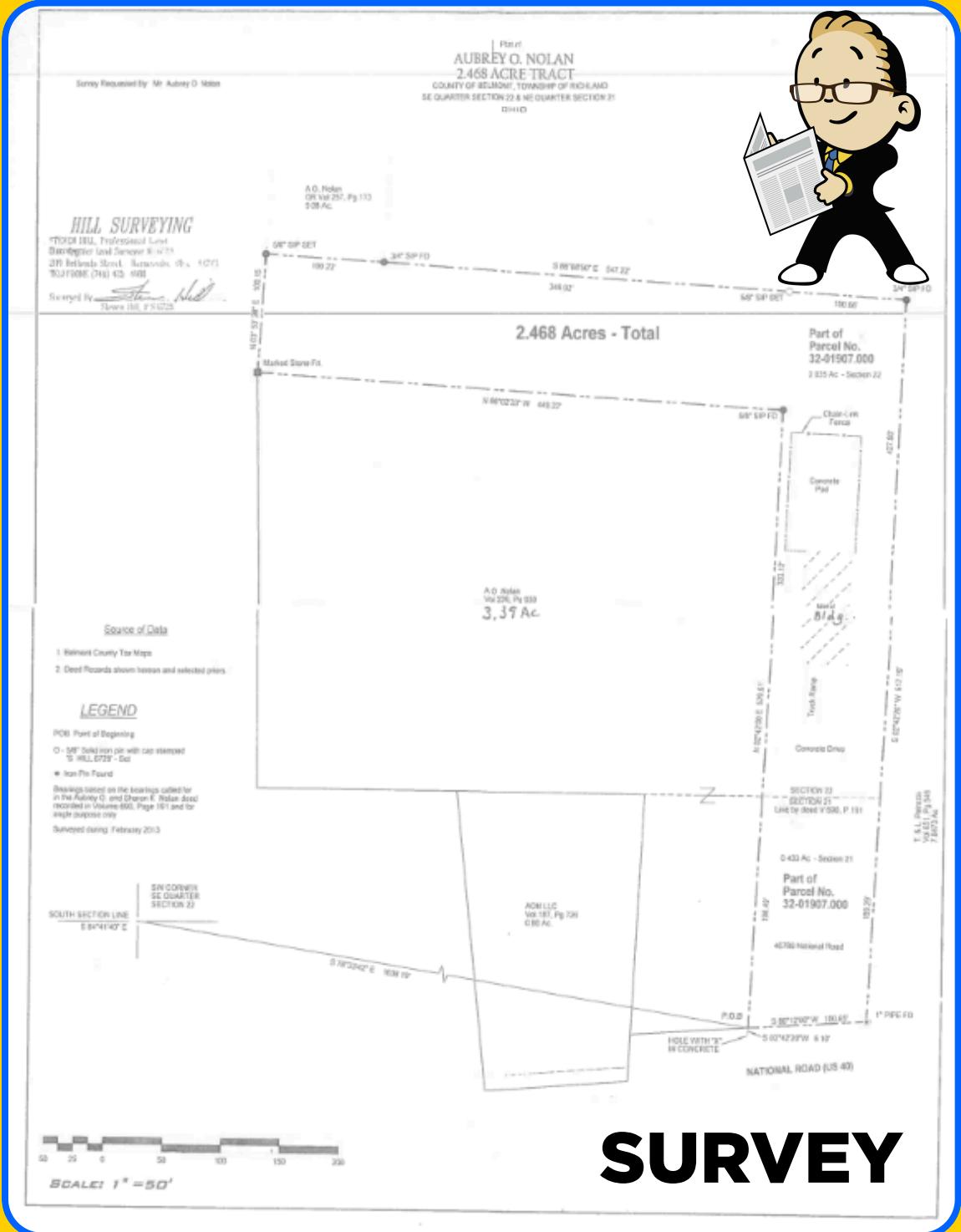
- Includes a tear-down house w/ nice lot on Route 40
- Includes a barn in wooded area
- 4,000 sf metal building
- Detached office
- Fenced and well-lighted industrial yard for outdoor storage
- Secured
- Large graveled area for parking and storage
- 4 overhead doors
- Paint booth
- Blast containment area
- 200 amp service
- 3 miles from I-70
- Traffic on Route 40 is 10,000 cars per day

For Sale
\$725,000



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Orca/ Redback Property

	32-01023	0.86
	32-03511	0.45
	32-01651	0.43
	32-01907.001	2.03
	32-03511	3.39
		7.16

FIVE PARCELS



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THANK YOU!



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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



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