

**PREMIER
COMMERCIAL**

REAL ESTATE SERVICES

Douglas C. Wise - Broker

OFFICE

**FOR LEASE
FOR SALE**



2031 PLEASANT VALLEY RD

179 EXIT 133

WWW.PREMIERCOMMERCIALRES.COM

[HTTPS://TINYURL.COM/2031OFFICE](https://tinyurl.com/2031office)

OFFERING:

- Base Rent: \$12.00 per SF Annually
- NNN: \$2.25 per SF Annually
- NNN are Inclusive of Taxes, Insurance, CAM, and Utilities (Gas, Water, Sewer, Electric, Trash)
- Tenant is responsible for Janitorial and Internet
- Property owner is willing to turn the building into condominium ownership and sell the first floor for \$890,000.00 and Owner Finance at 5%.

AERIAL VIEW



**FAIRMONT MUNICIPAL
AIRPORT**

MIDDLETOWN TRACTOR

HAMPTON INN

MARATHON GAS

LESLIE EQUIPMENT

OC CLUSS LUMBER

**NEW CAT DEALERSHIP
COMING SOON**

ACCESSIBILITY

EXIT 133

INTERSTATE 79

PLEASANT VALLEY RD

HIGHLIGHTS:

- Excellent Accessibility - 0.7 Miles from i79 Exit 133
- Conveniently in between Bridgeport and Morgantown WV
- 25+ Parking Spaces



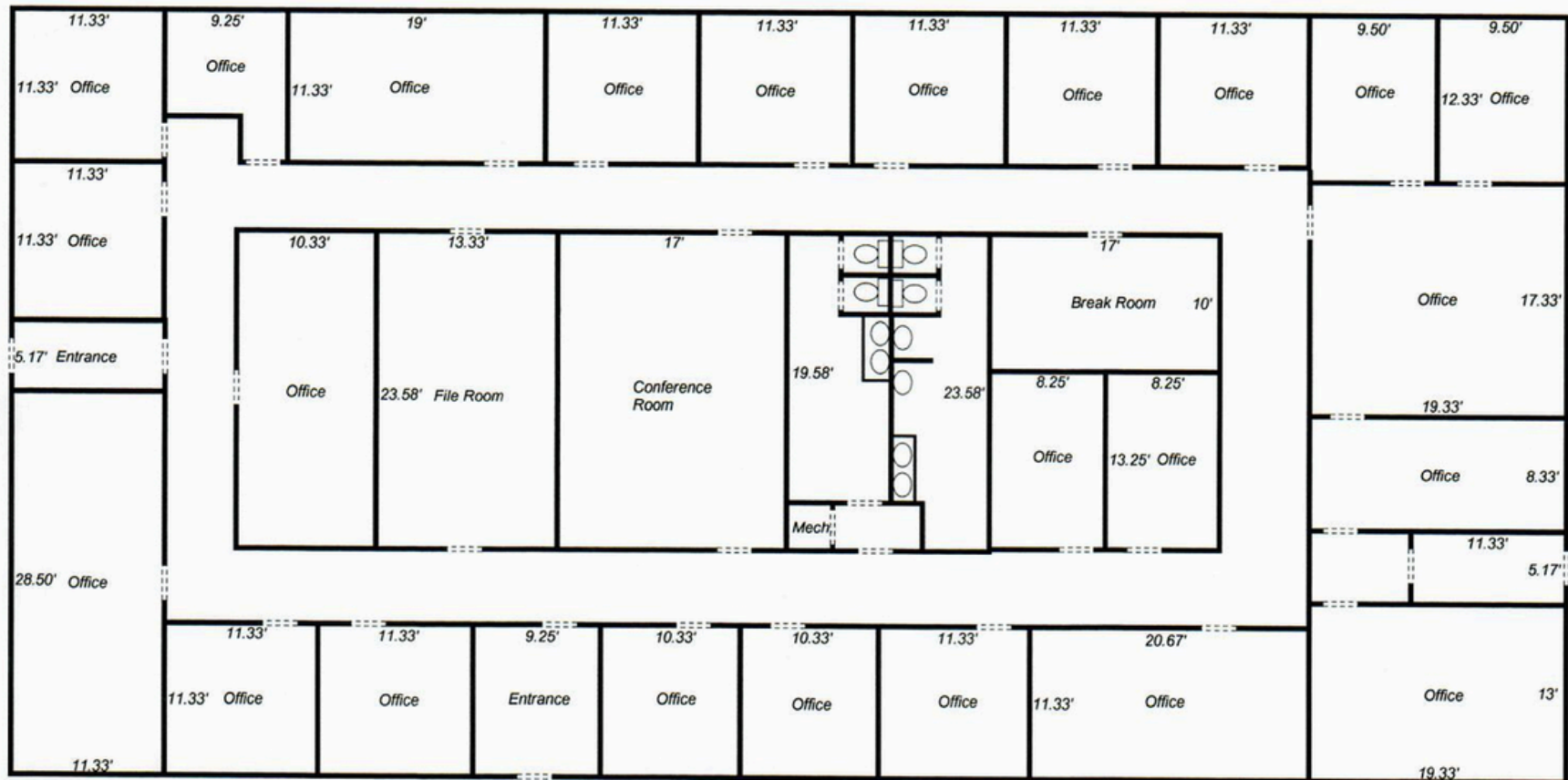
OFFICE

FIRST FLOOR

7,200 SF



FIRST FLOOR LAYOUT



OFFICE

LOWER LEVEL

3,200 SF



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INQUIRE TODAY!

304.777.4050

PremierCommercialRES.com