

**PREMIER
COMMERCIAL**

REAL ESTATE SERVICES

Douglas C. Wise - Broker

**OFFICE
FOR LEASE
FOR SALE**



2031 PLEASANT VALLEY RD

WWW.PREMIERCOMMERCIALRES.COM

I79 EXIT 133

[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



ACCESSIBILITY



HIGHLIGHTS:

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

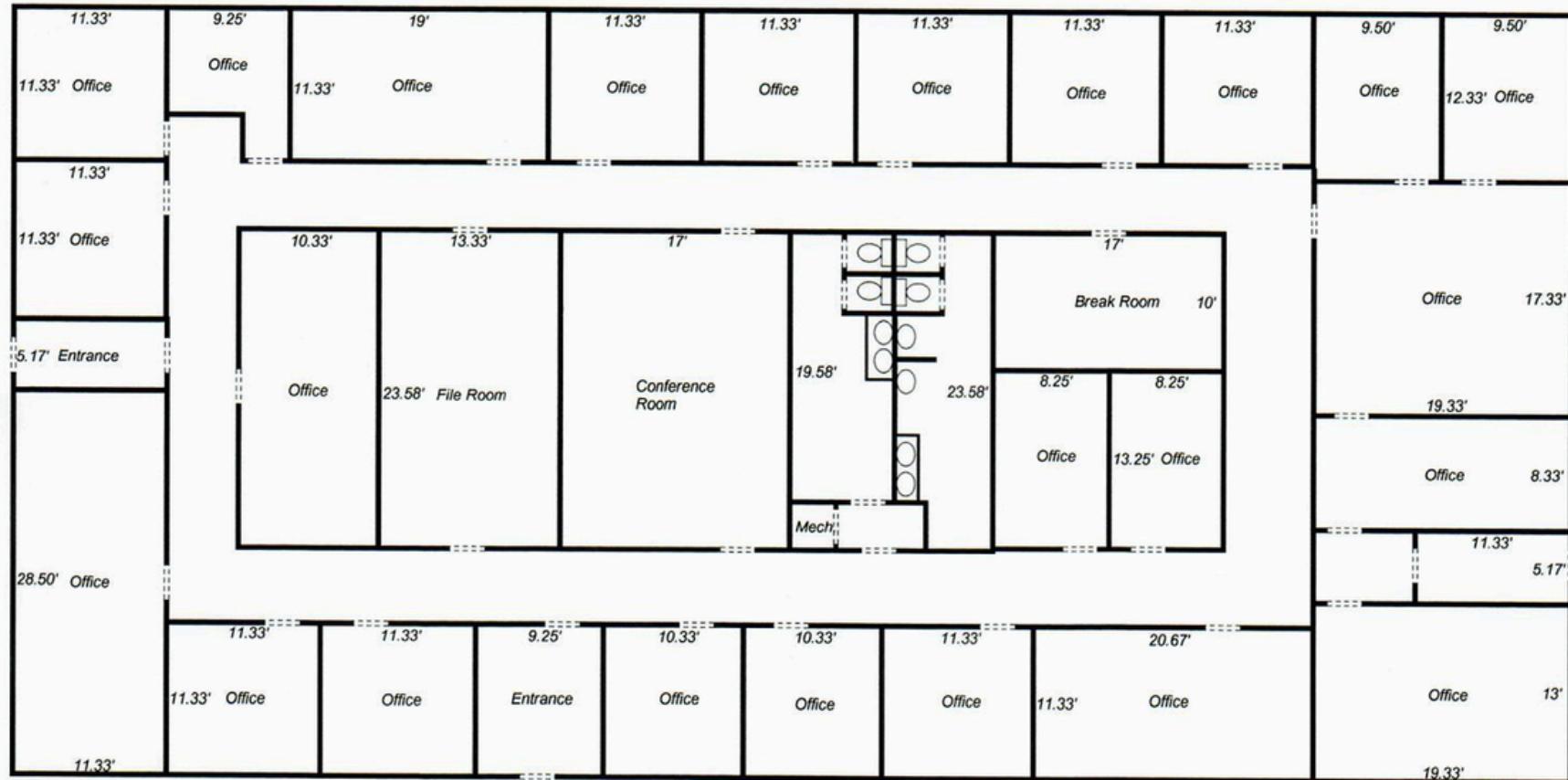




OFFICE FIRST FLOOR 7,200 SF



FIRST FLOOR LAYOUT





**OFFICE
LOWER LEVEL
3,200 SF**



PREMIER COMMERCIAL

A large, modern industrial building with a long, low profile and a corrugated metal roof. It features several large windows and a small entrance area. In front of the building is a paved parking lot with several empty spaces. The background shows a hilly landscape with dense green trees under a sky filled with scattered clouds.

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INQUIRE TODAY!

304.777.4050

PremierCommercialRES.com