



FOR SALE
RETAIL/ RESTAURANT /
MIXED-USE BUILDING
MARKETING FLYER



154 BRIDGE STREET
JUNIOR, WV 26275

BELINGTON, WV



 **154 BRIDGE STREET**

TOWN OF JUNIOR



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RETAIL / RESTAURANT / MIXED-USE FOR SALE

154 BRIDGE STREET JUNIOR, WV 26275

SALE PRICE / \$799,000

GROSS BUILDING SIZE / 4,800 SQ FT

GROSS LOT SIZE / 0.37 ACRE

NUMBER OF BUILDINGS / 3

CITY LIMITS / OUTSIDE

ZONING / NO ZONING

**PROPERTY TYPE / RETAIL, RESTAURANT,
MIXED-USE**

**PROPERTY FEATURES / LARGE PARKING
LOT, EXCELLENT VISIBILITY, SECURITY
SYSTEM, PROMINENT SIGNAGE**

Located at 154 Bridge Street in Junior, West Virginia, this well-maintained mixed-use property presents a versatile investment or owner-user opportunity, combining commercial and residential income potential within a single asset. The property features a two-story building totaling approximately 4,800 (+/-) square feet, thoughtfully designed to accommodate both retail/restaurant operations and residential living. Originally constructed in 1999 and renovated in 2021, the building reflects modern updates while maintaining durable, functional construction.

Situated on a site with off-street parking for approximately 20 vehicles, the property offers convenient access for both customers and residents. An additional small storage building located adjacent to the main structure provides extra utility space for operations or tenant use.

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RETAIL / RESTAURANT / MIXED-USE BUILDING

154 BRIDGE STREET · JUNIOR, WV 26275 · 4,800 (+/-) SQ FT · 0.37 (+/-) ACRE

PROPERTY SPECIFICATIONS

PROPERTY DESCRIPTION

The first floor is fully built out for restaurant or retail use, offering a turnkey setup for food service or similar operations. The space is equipped with a commercial-grade kitchen that includes a hood system, stove/oven, pizza oven, deep fryers, warming table, three-compartment sink, prep tables, ice machine, and multiple freezer units, including a three-door freezer and merchandise freezer. A 10' x 20' walk-in display cooler and a 6' x 8' walk-in freezer at the front of the building further enhance storage and operational efficiency. Additionally, the property includes a designated West Virginia Video Lottery room, creating an added revenue stream opportunity.

The second floor consists of a spacious 4-bedroom, 2-bathroom apartment, accessed via exterior stairs, providing privacy and separation from the commercial space below. The residential unit features a functional layout with a full kitchen, combined living and dining area, large utility room, and ample living space, ideal for an owner-operator or as a rental unit for supplemental income.

Constructed on a concrete slab foundation, the building features durable masonry construction, a wood truss system, and a metal roof, ensuring long-term structural integrity and low maintenance requirements. The property is also equipped with a security system for added safety and peace of mind.

Additionally, there is a storage shed located adjacent to the main building which is currently being used as an ice cream shop, as well as a third building on the opposite site utilized as a storage shed to the property.

LEGAL DESCRIPTION / ZONING

- Parcel 33, Tax Map 2, Junior Corporation District, Barbour County
- Deed Book 331, Page 6
- No zoning restrictions

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	First Energy
Natural Gas	Hope Gas
Water	City of Junior
Sewer	City of Junior
Trash	Stewart Sanitation
Cable/Internet	Multiple Providers

SIGNAGE

A prominent digital sign is located at front of the property along Row Ave offering excellent visibility and marketing potential to passing traffic.



LOCATION ANALYSIS

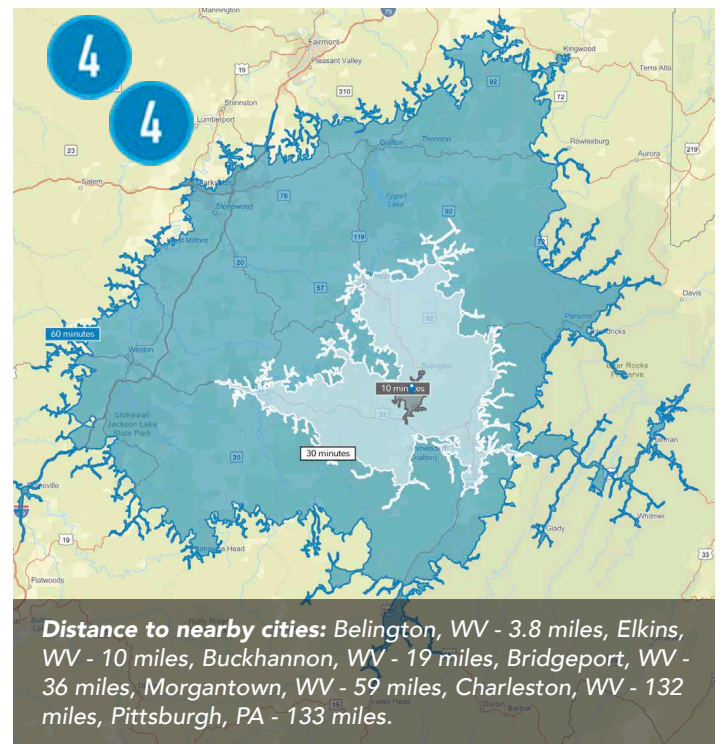
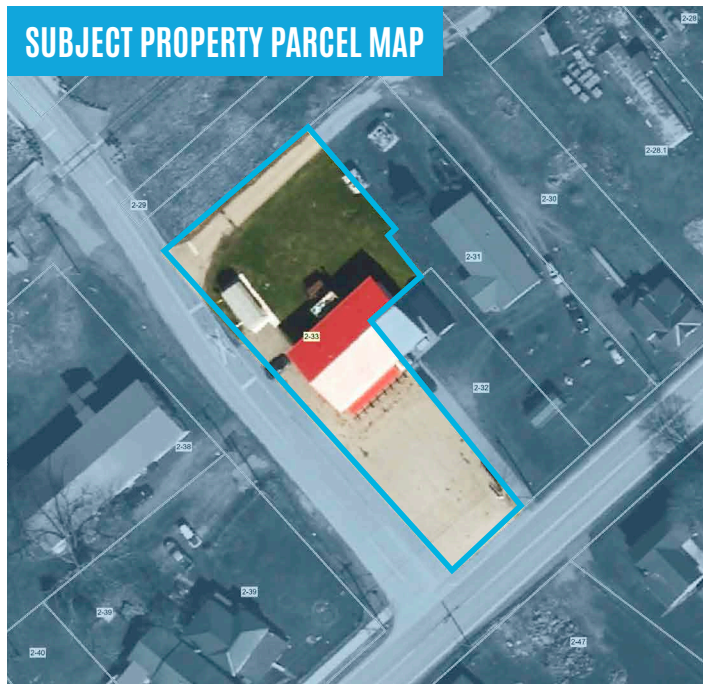
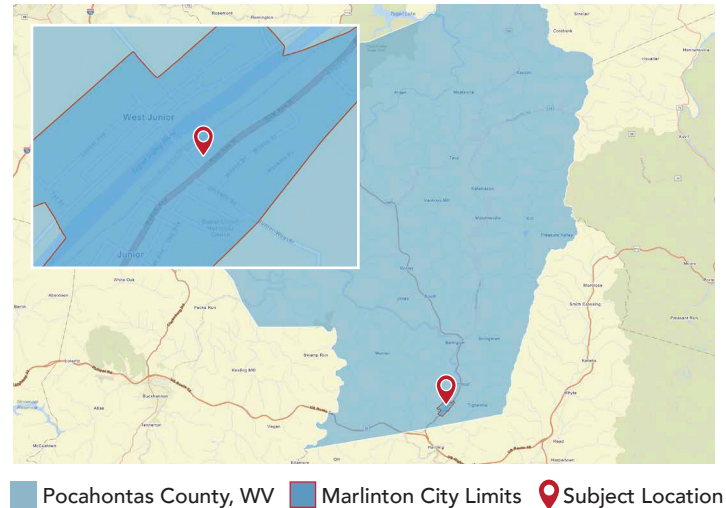
Barbour County is located in the scenic north central region of West Virginia, along the western edge of the Allegheny Plateau. It is home to many historic sites and activities, as well as wonderful cafes, farmers markets, restaurants, bed and breakfasts, and Audra State Park. Public train excursions, and water sports such as kayaking, whitewater rafting, and other activities make Barbour County, WV, a gem for local residents, as well as a unique travel destination for visitors.

Barbour County has a total population of 15,126 and a median household income of \$47,588. Total number of businesses is 335.

The **Town of Junior** has a total population of 379 and a median household income of \$47,395. Total number of businesses is 10.

See 3, 5 and 10-mile radius demographics on Page 6.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.

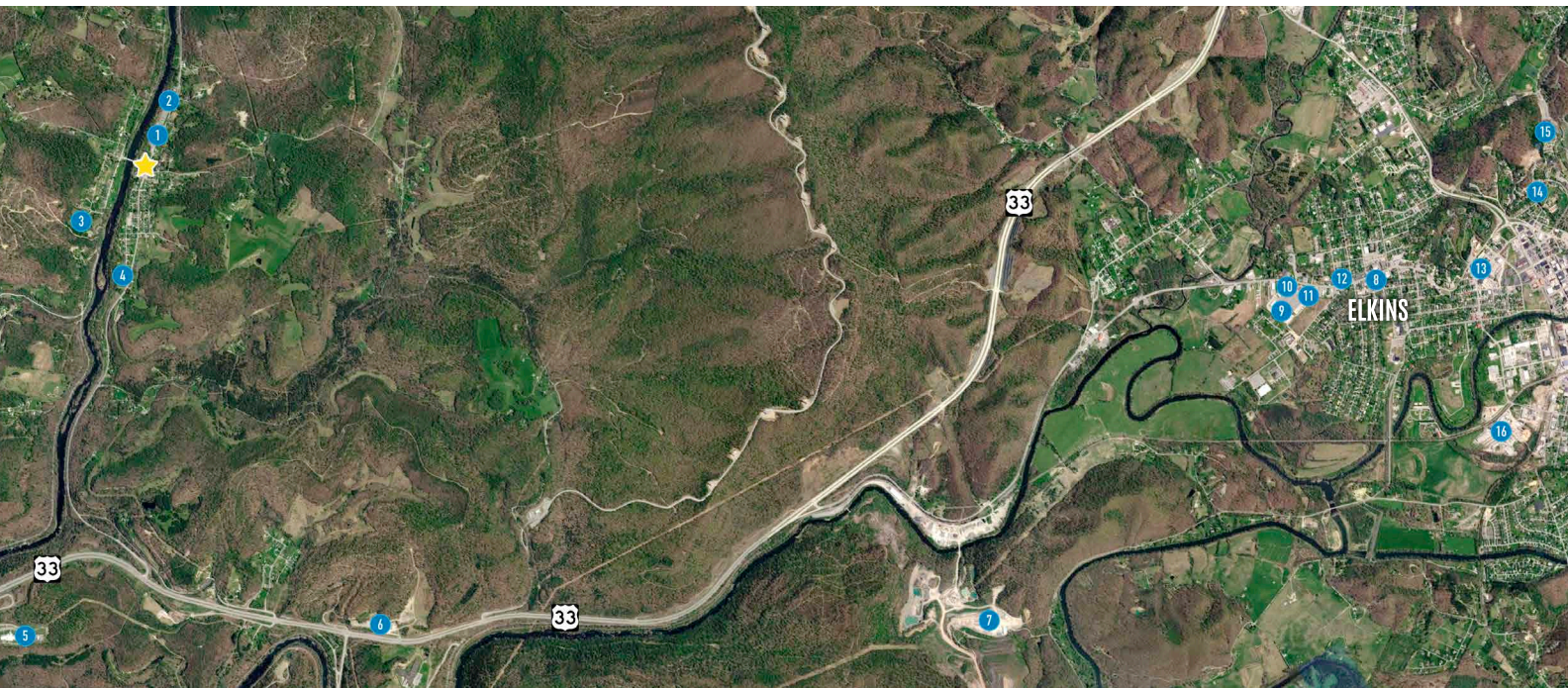


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SURROUNDING AMENITIES



The Google aerial above shows several of the most popular surrounding locations. The subject property at 154 Bridge Street is highlighted with a yellow star. Elkins is located within 10 miles (14 minute drive) of the subject property.

- ① Junior Town Hall
- ② Junior Volunteer Fire Department
- ③ Junior Elementary School
- ④ Dollar General
- ⑤ Randolph County Army Reserve Center
- ⑥ Leslie Equipment Co
- ⑦ J.F. Allen Company - Aggregates Quarry
- ⑧ Elkins
- ⑨ Naylor's Hardware
- ⑩ GoMart
- ⑪ Long John Silver's, Pizza Hut
- ⑫ Auto Zone
- ⑬ Davis Medical Center
- ⑭ Davis & Elkins College
- ⑮ McDonnell Center
- ⑯ Elkins Water Treatment Plant

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



2,284

Total
Population



49

Businesses



1,770

Daytime
Population



\$95,000

Median Home
Value



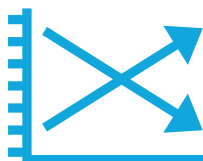
\$23,941

Per Capita
Income



\$46,053

Median Household
Income



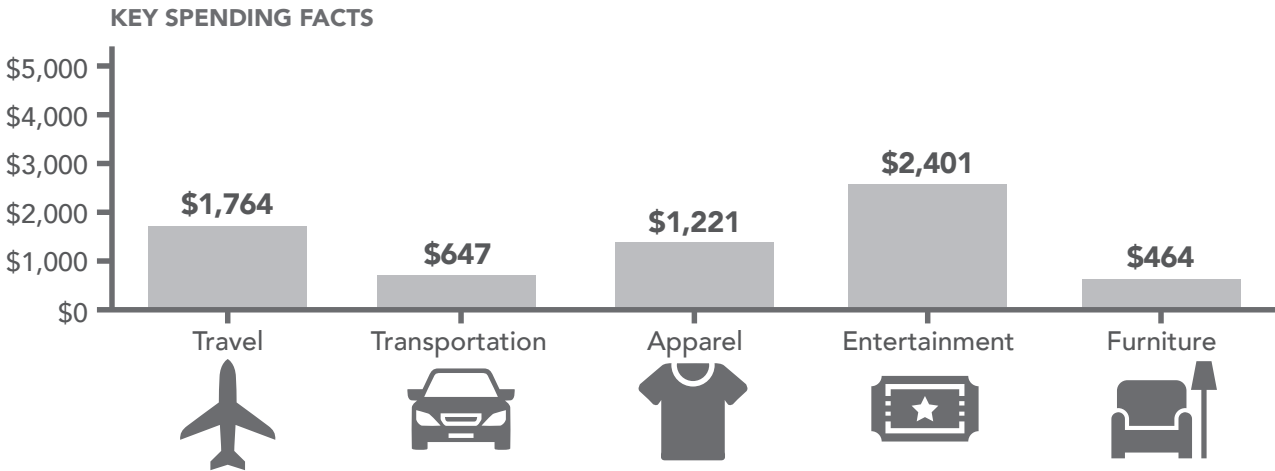
-0.4%

2025-2030
Pop Growth Rate



857

Housing Units
(2020)



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



5,740

Total
Population



121

Businesses



4,370

Daytime
Population



\$103,977

Median Home
Value



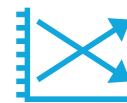
\$26,585

Per Capita
Income



\$48,317

Median
Household
Income



-0.4%

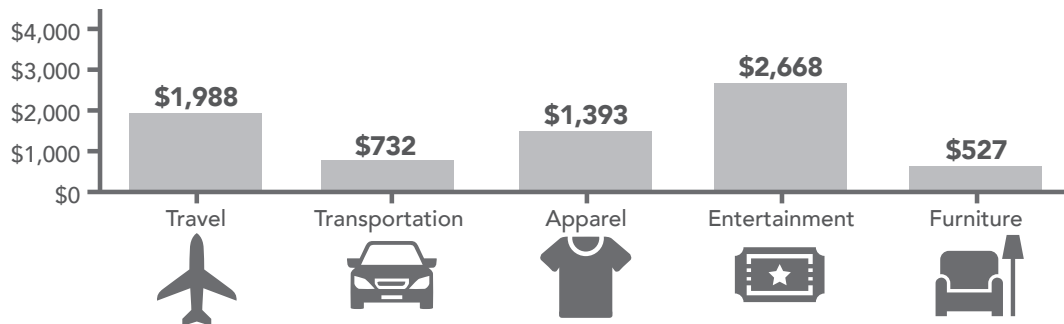
2025-2030
Pop Growth
Rate



2,376

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



24,378

Total
Population



894

Businesses



24,677

Daytime
Population



\$151,349

Median Home
Value



\$29,336

Per Capita
Income



\$51,784

Median
Household
Income



-0.3%

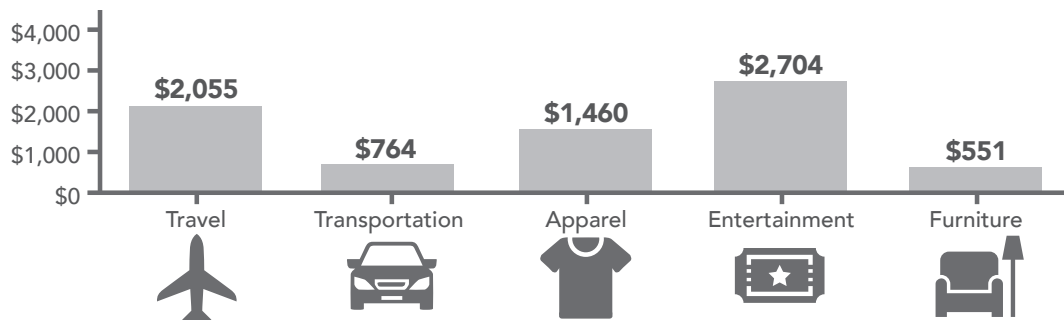
2025-2030
Pop Growth
Rate



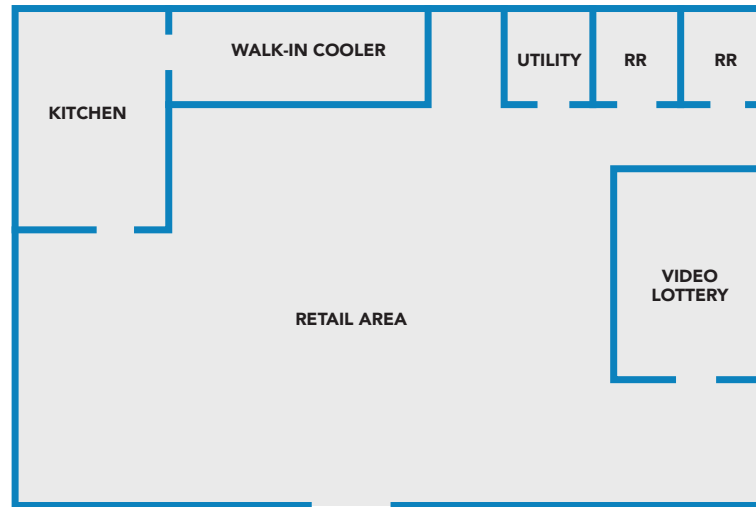
11,499

Housing Units
(2020)

KEY SPENDING FACTS

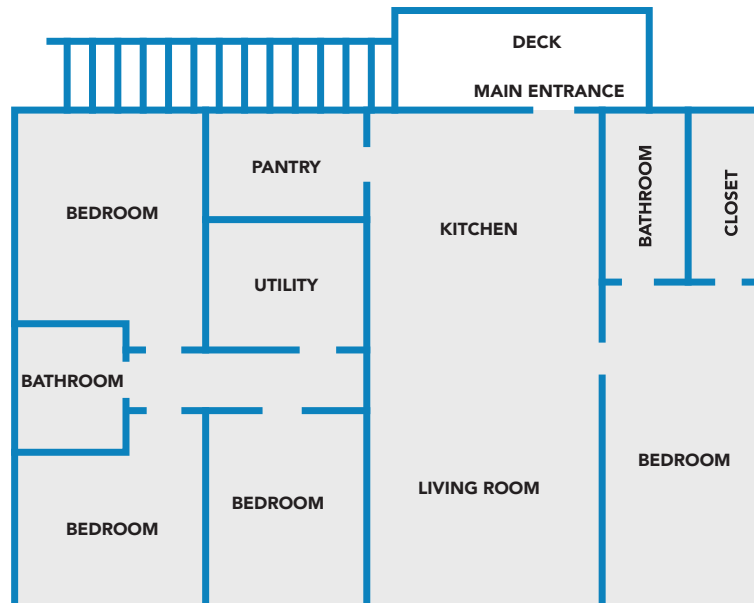


FLOOR PLAN



MAIN LEVEL

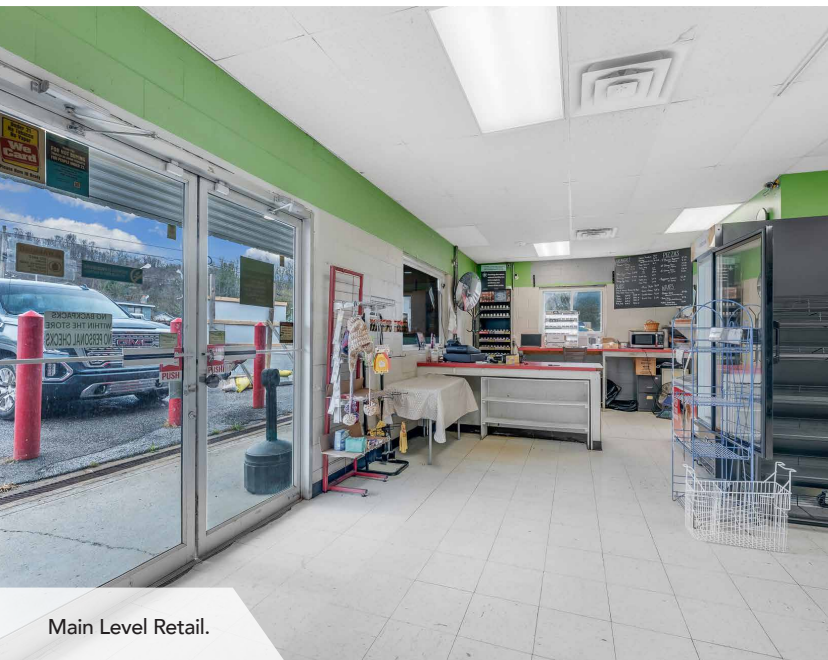
MAIN
ENTRANCE



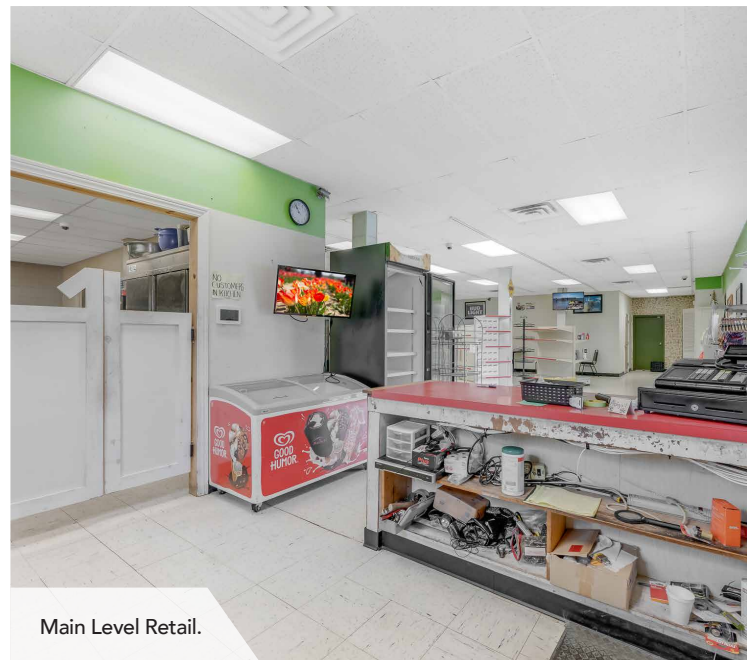
UPPER LEVEL

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INTERIOR PHOTOS (RETAIL)



Main Level Retail.

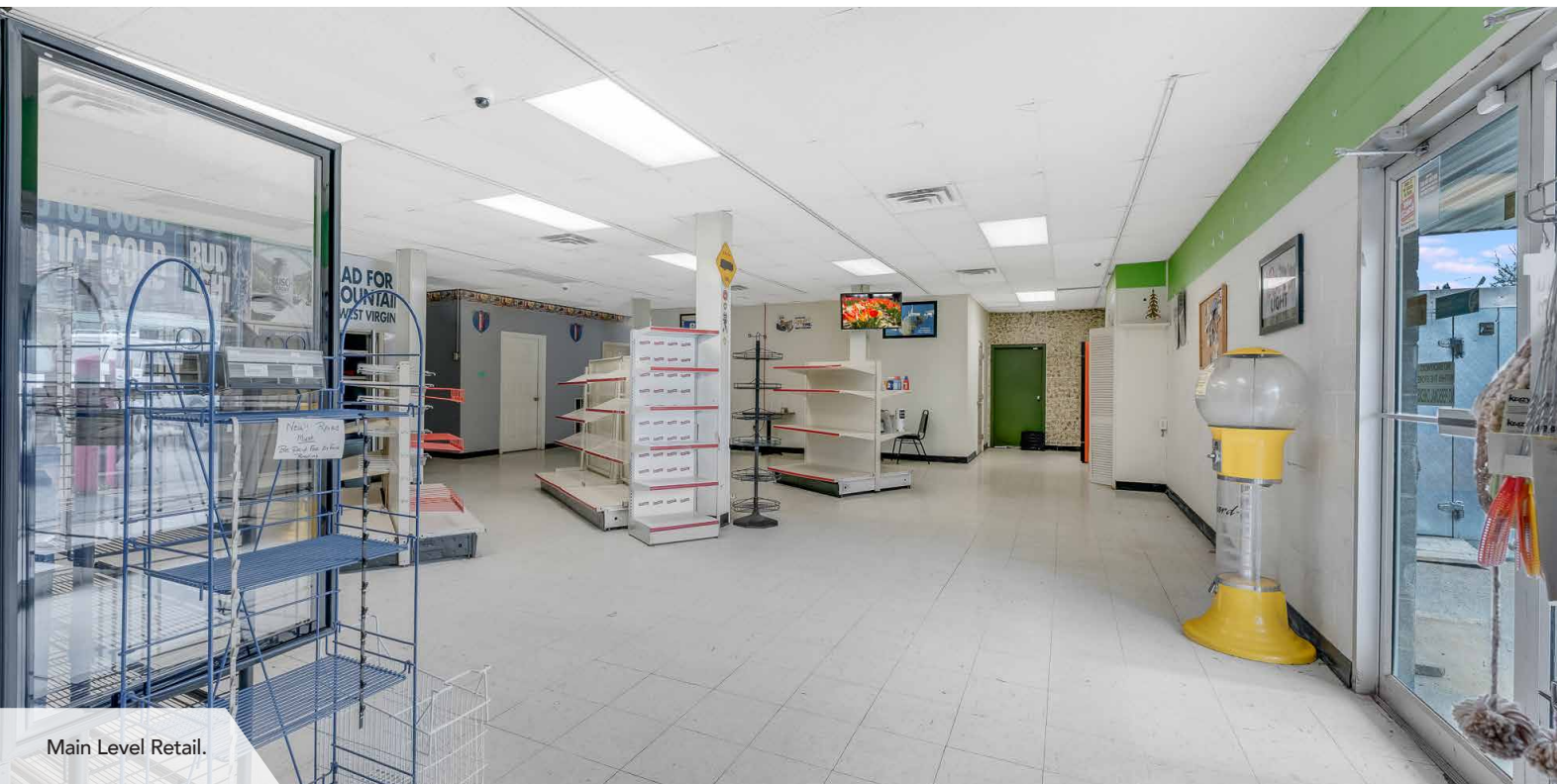
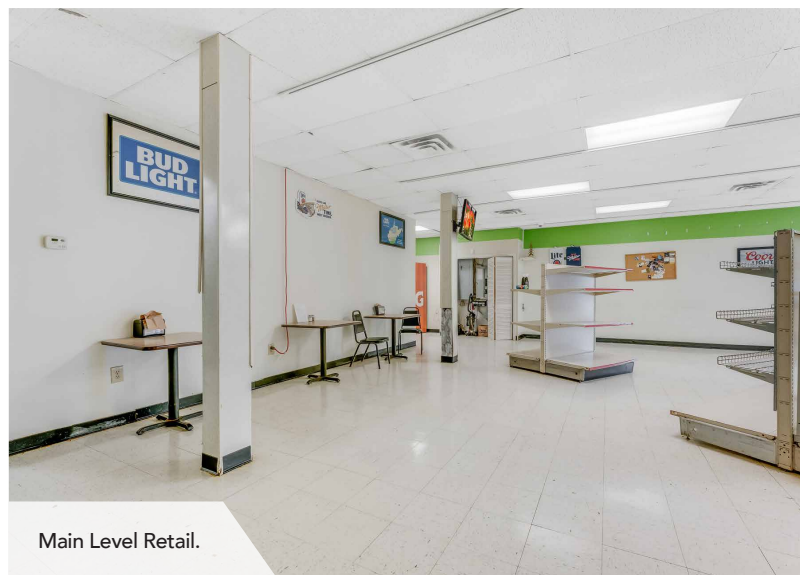
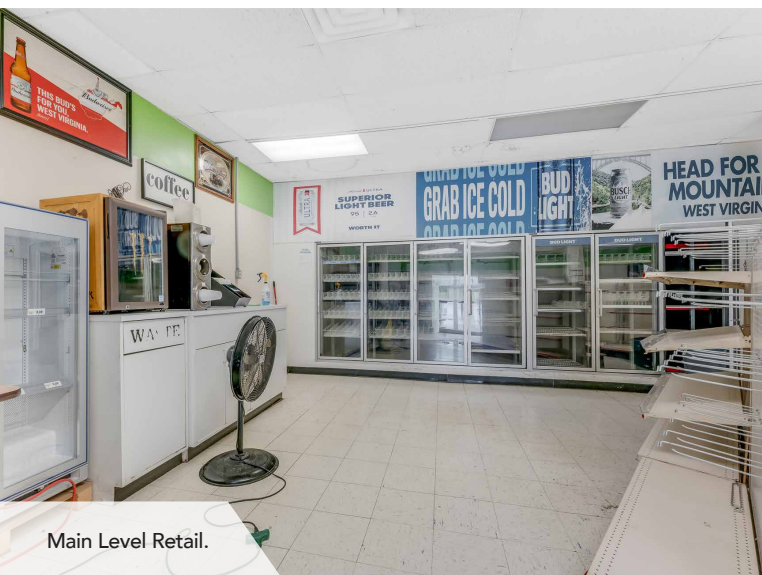


Main Level Retail.

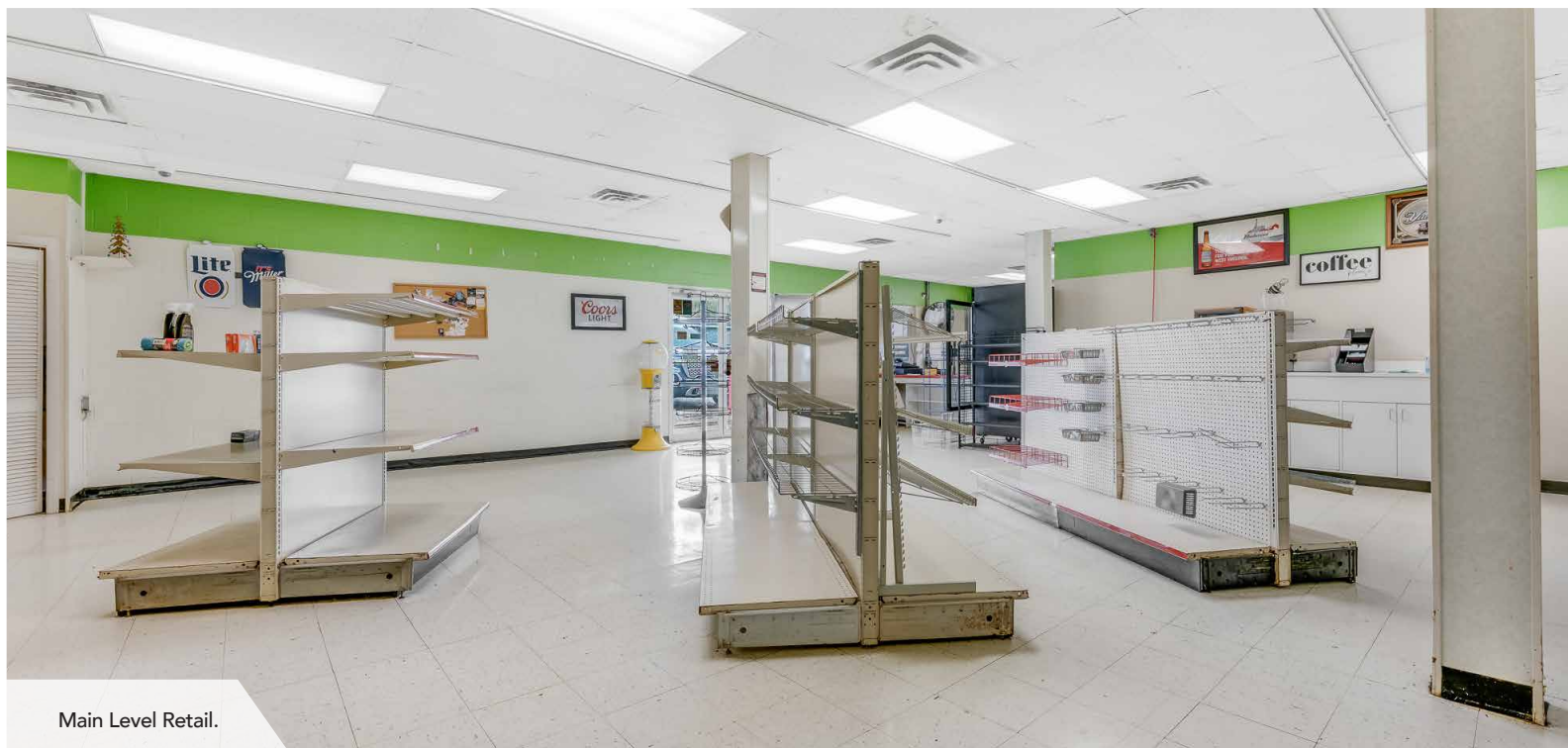


Main Level Retail.

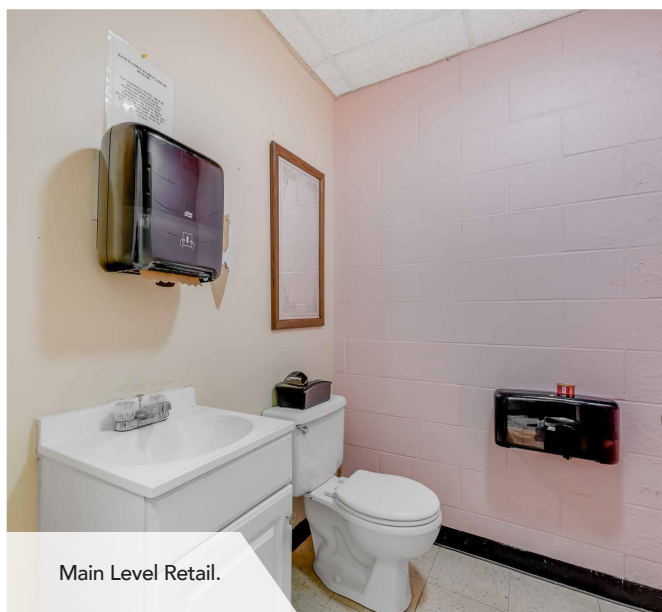
INTERIOR PHOTOS (RETAIL)



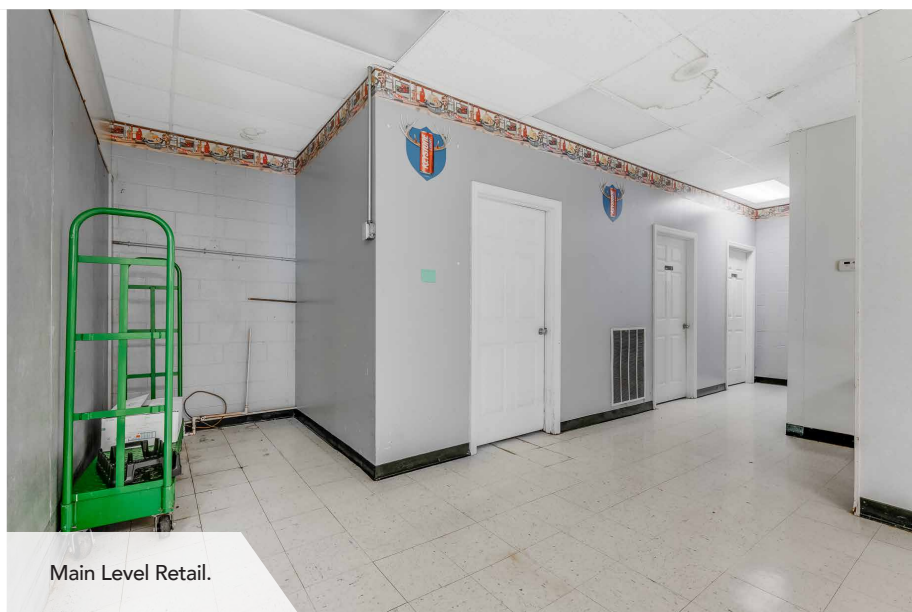
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Main Level Retail.

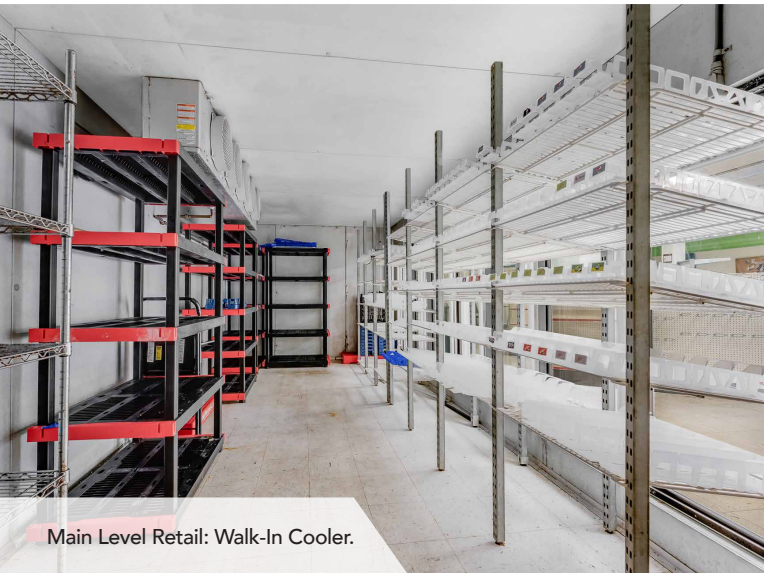


Main Level Retail.

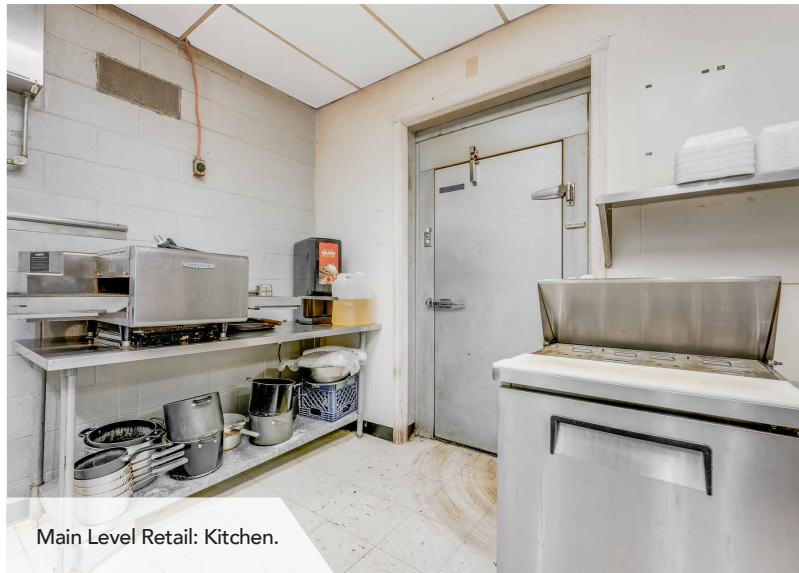


Main Level Retail.

INTERIOR PHOTOS (RETAIL)



Main Level Retail: Walk-In Cooler.

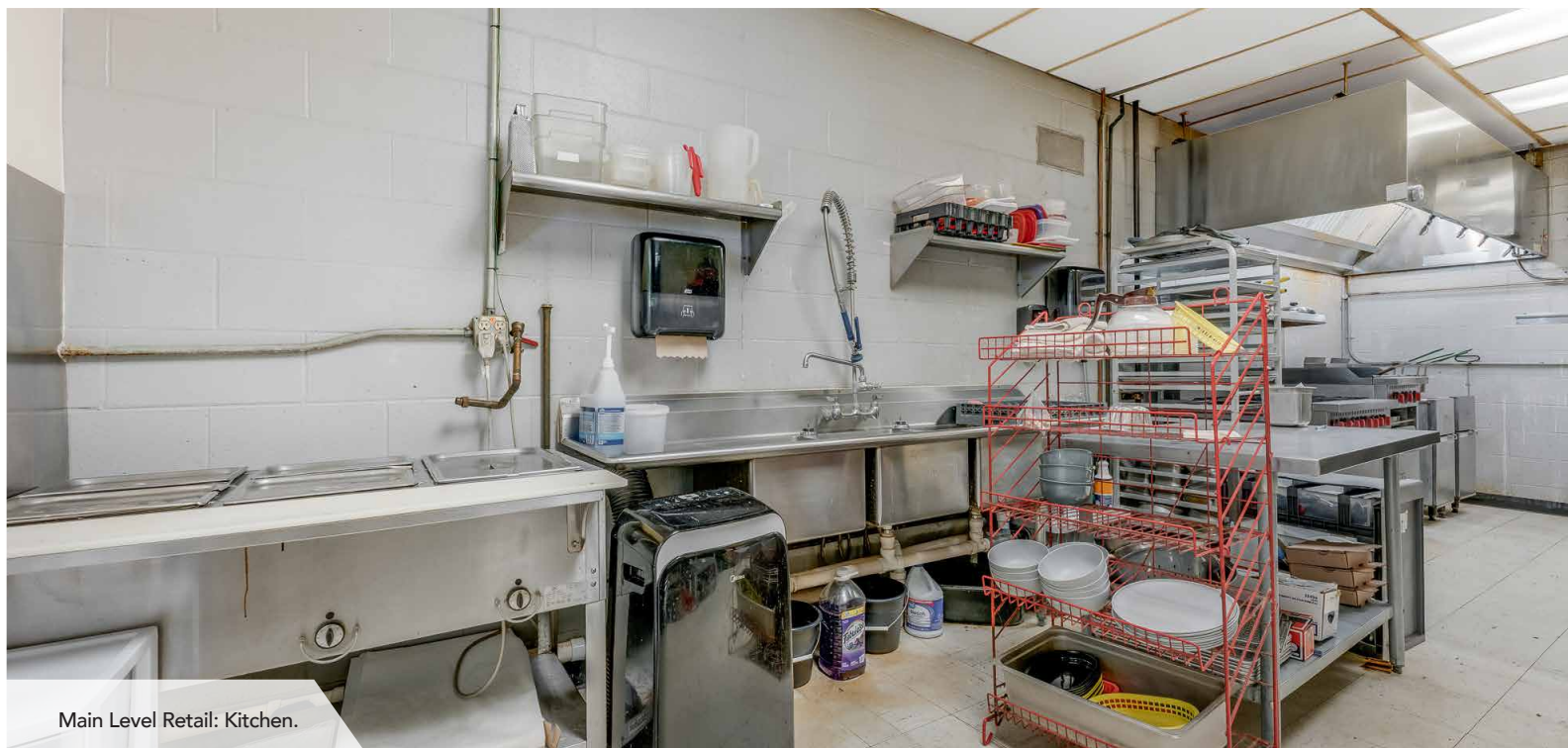


Main Level Retail: Kitchen.



Main Level Retail: Kitchen.

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Main Level Retail: Kitchen.



Main Level Retail: Kitchen.



Main Level Retail: Kitchen.

INTERIOR PHOTOS (APARTMENT)



Upper Level Apartment: Living Room.



Upper Level Apartment: Living Room.



Upper Level Apartment: Dining Room.

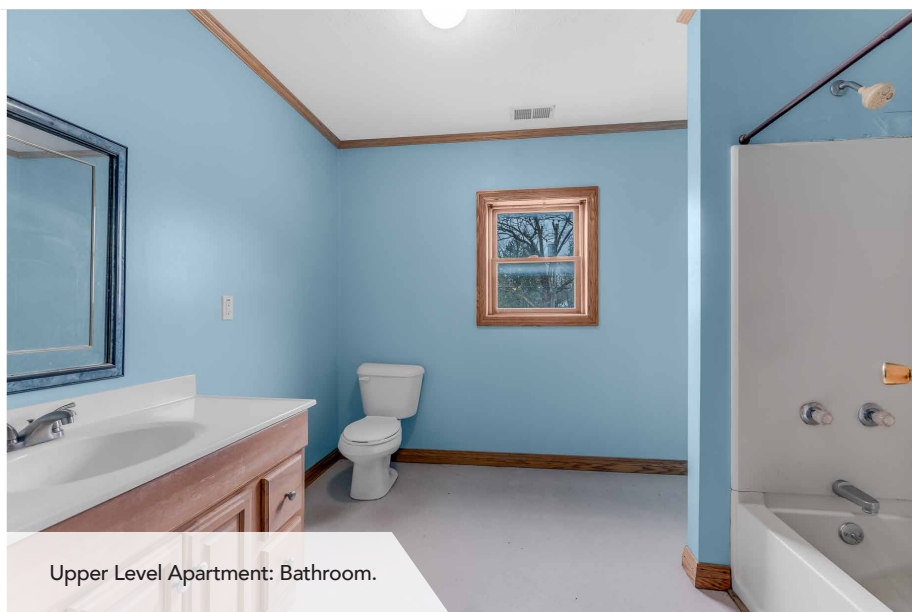
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Upper Level Apartment: Kitchen.



Upper Level Apartment: Utility/Laundry Room.

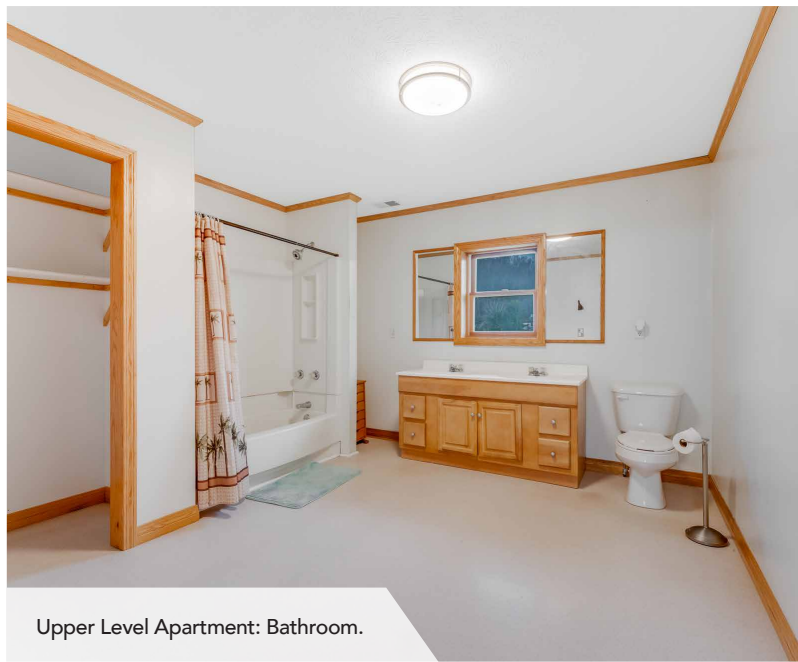


Upper Level Apartment: Bathroom.

INTERIOR PHOTOS (APARTMENT)



Upper Level Apartment: Bedroom.

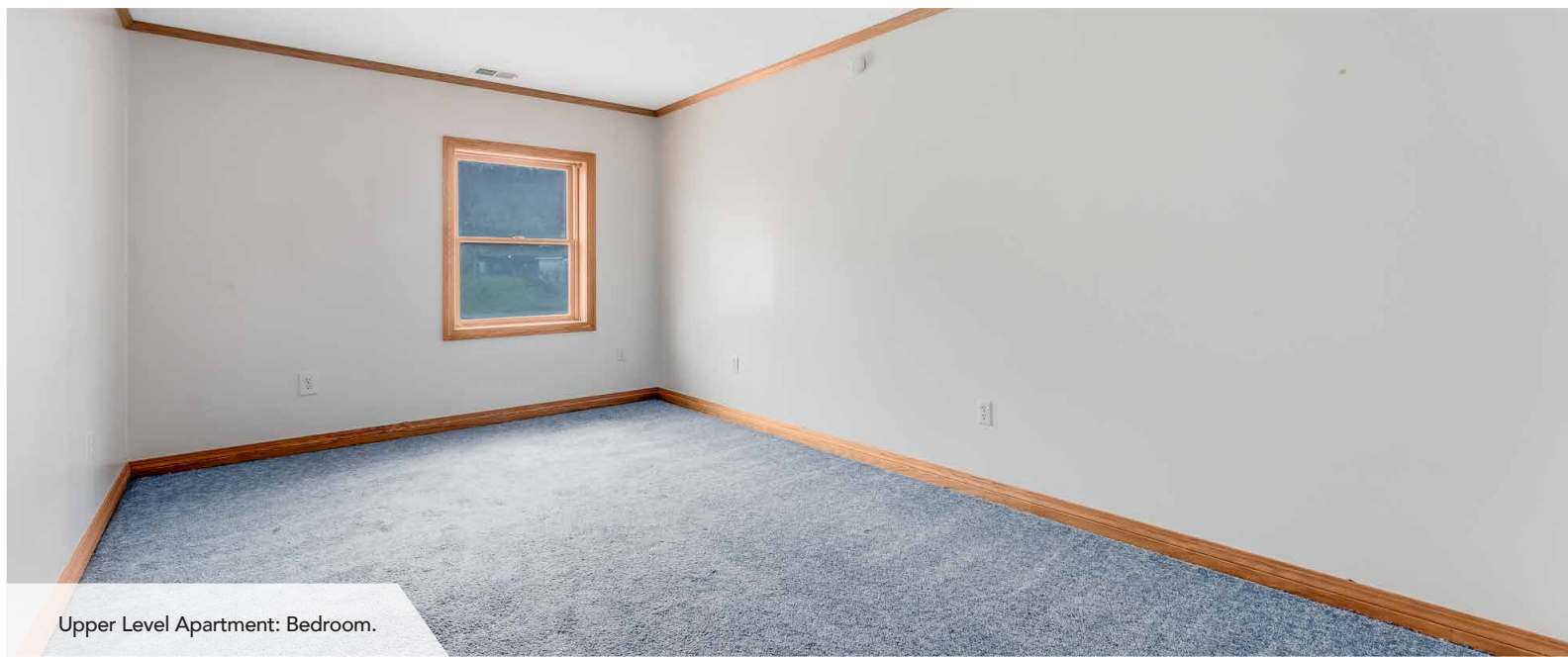


Upper Level Apartment: Bathroom.

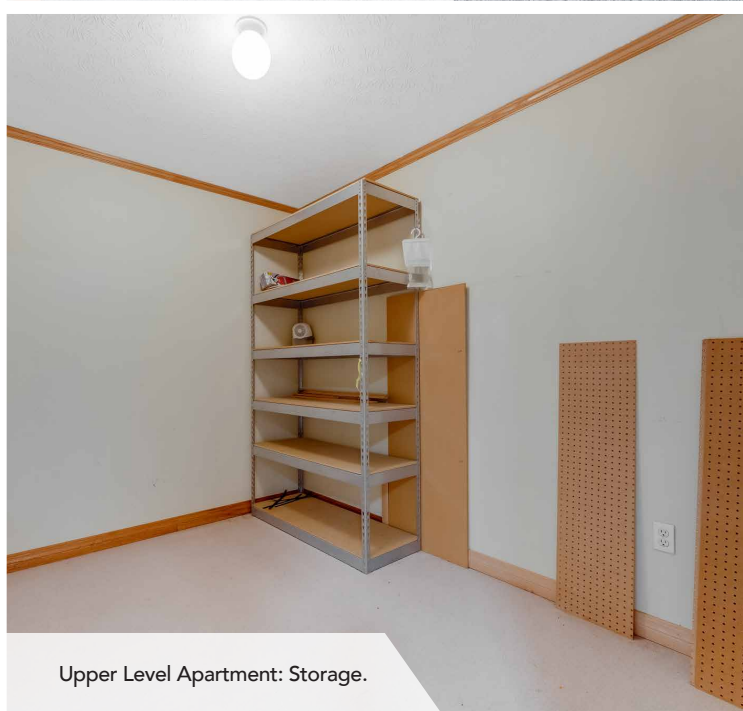


Upper Level Apartment: Bedroom.

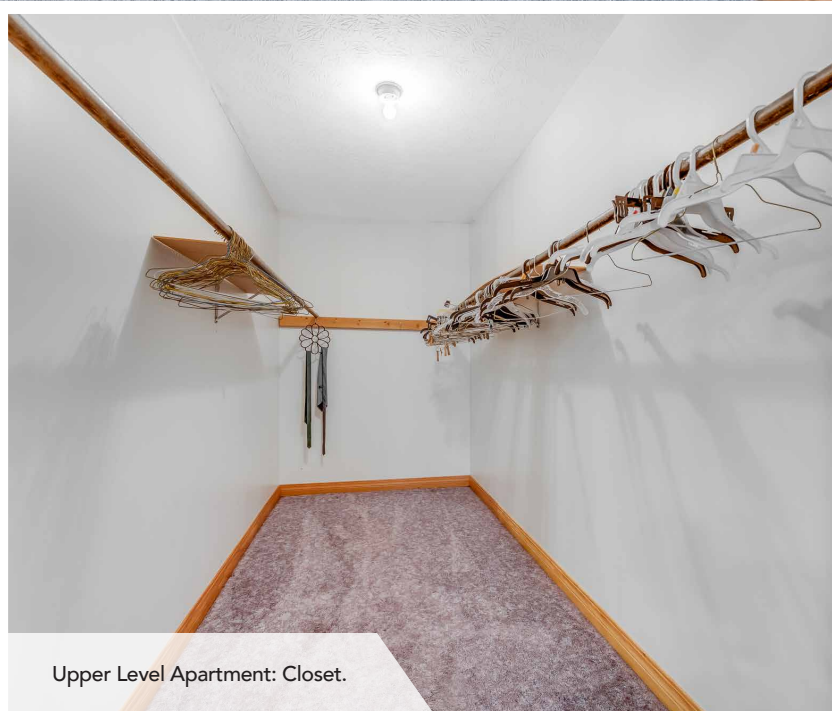
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Upper Level Apartment: Bedroom.



Upper Level Apartment: Storage.



Upper Level Apartment: Closet.

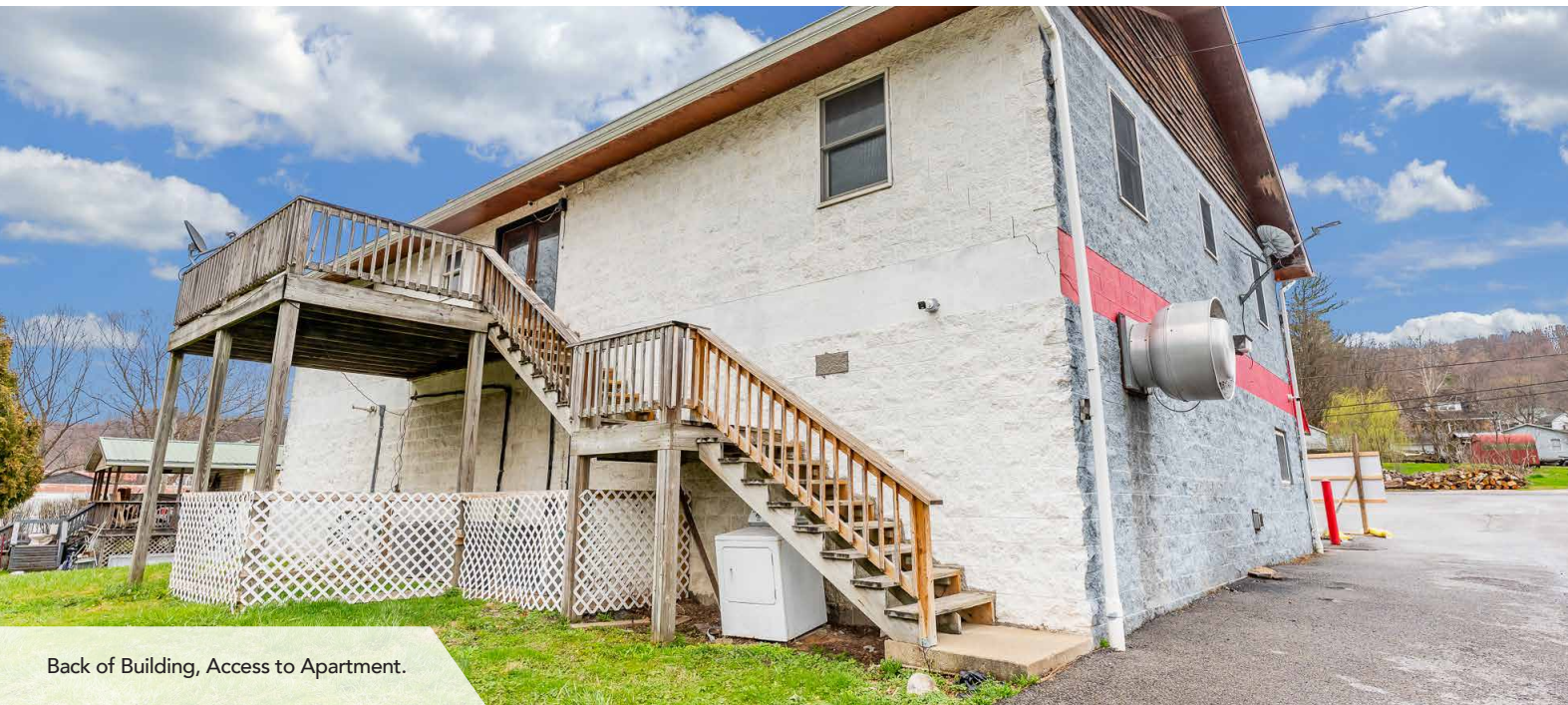
EXTERIOR PHOTOS



Front View of Building.



View of Parking Lot.



Back of Building, Access to Apartment.

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View of Property from Bridge Street.



Apartment Balcony.



Ice Cream Shop.

AERIAL PHOTOS



Aerial of the Property Facing North.

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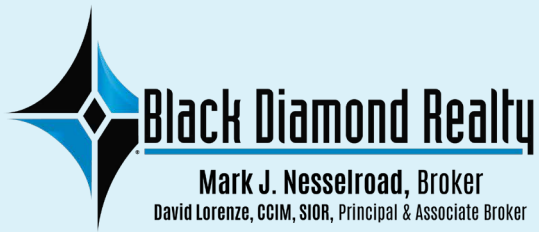
Aerial of the Property Facing West.



Aerial of the Property Facing East.



Aerial of the Property Facing Northwest.



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