



**21319 N Preston Highway**  
**Bruceton Mills WV 26525**  
**Subdivision:**  
**Status:** Active  
**Zoning:** None  
**Disclosures:** Legal Description, Plot Plan/Survey  
**Showing Instructions:** Appointment Required, ShowingTime  
**Lockbox:** Supra # 90024089 **Gate Cd:** N **Vir. Tour:**

**Commercial (For Sale)**  
**Area:** Preston County  
**County:** Preston  
**List Date:** 10/15/2025  
**Update:** 2/16/2026

**Exclusive Right to Sell**  
**MLS#:** 10162019  
**List Price:** \$185,000  
**Original Price:** \$185,000  
**Exp. Date:** 4/13/2026

[Schedule a Showing](#)

**Directions:** I-68 Exit 23 Bruceton then take Route 26 (N. Preston Highway) North 6.5 miles property on the left.

<b>List Office:</b> OLD COLONY COMPANY OF 004498-00		<b>List Office Phone:</b> 304-291-2121			
<b>List Agent:</b> JOSHUA WHITE WV0025381		<b>List Agent Phone:</b> Cell: 304-698-5674		<b>Possession:</b> Closing	
<b>List Agent 2:</b>		<b>List Agent 2 Phone:</b>		<b>Occupied:</b> Vacant	
<b>Owner 1:</b> Robert Gload		<b>Owner 3:</b>		<b>Owner 5:</b>	
<b>Owner 2:</b>		<b>Owner 4:</b>		<b>Owner 6:</b>	

<b>Office SqFt:</b> 150 <b>Warehouse SqFt:</b> 2,100 <b>Retail SqFt:</b> <b>Industrial SqFt:</b> 2,100 <b>Residential SqFt:</b> <b>Total SqFt:</b> 2400	<b>Studio</b> <b>1 BRDM</b> <b>2 BDRM</b> <b>3 BDRM</b> <b>4 BDRM</b> <b># Units This Type:</b> <b># Full Baths:</b> <b># Partial Baths:</b> <b>Square Feet:</b> <b>Monthly Rent:</b> <b>No. Vacant:</b> <b>Appliances Inc.:</b>
<b>Lot Dim:</b> 2 <b>Frontage Ft:</b> 300 <b>Lot SqFt:</b> <b>Acres:</b> 2.000000 <b>Foundation Dim:</b> <b>Zoning Description:</b> None	<b>No. of Restrooms:</b> 1 <b>No. Tenants:</b> <b>No. Docks:</b> <b>Percent Leased:</b> <b>No. Overhead Doors:</b> 2 <b>Divisible:</b> Yes <b>Ceiling Height:</b> <b>Expandable:</b> Yes <b>Handicap Modified:</b> <b>For Lease:</b> Yes <b>Traffic Count:</b> <b>Max. Floor Load:</b>
<b># of Units:</b> 1 <b>Year Built:</b> 2016 <b># of Stories:</b> 1.00 <b>Business Included:</b> No <b>#of Elevators:</b> <b>Current Use:</b> Automotive Repair Shop	

<b>Tax Amount:</b> \$1,236	<b>Tax Year:</b> 2024	<b>Property ID#:</b> 10 14000600120000	<b>District:</b> Grant District
<b>Deed Bk:</b> 833	<b>Deed Pg:</b> 327	<b>Map</b> 14 <b>Parcel #:</b> 6.12	<b>Legal Des.:</b> SUR 1 A (PCL 1) & 1 A (PCL 2) HOG RUN

<b>Insurance Exp.:</b>	<b>Fuel Exp.:</b>	<b>Gross Income:</b>
<b>Maintenance Exp.:</b>	<b>Water/Sewer Exp.:</b>	<b>Operating Exp.:</b>
<b>Electric Exp.:</b>	<b>Other Exp. Name:</b>	<b>Net Income:</b>
<b>Management Exp.:</b>	<b>Other Exp.:</b>	
<b>Vacancy Factor:</b>		

<b>Lot Desc.:</b> Level	<b>Electricity:</b> 200 Amps
<b>Parking:</b> 11-25 Spaces	<b>Roof:</b> Metal
<b>Road Frontage:</b> State Road	<b>Flooring:</b> Concrete
<b>Ext. Features:</b> Partially Fenced, Overhead Doors 10-15'	<b>Foundation:</b> Concrete
<b>Int. Features:</b> Public Restrooms	<b>Heating:</b> Forced Air, Propane
<b>Construction:</b> Metal	<b>Cooling:</b> None
	<b>Water/Sewer:</b> Septic, City Water

Opportunity to lease or Own! If you are looking for a commercial space on a flat lot with state road access and good visibility look no further. This building would be ideal space for a start-up mechanic shop. Building features office and restroom. Endless opportunities inquire today to invest in your future. Also lease possibilities for 12-months at \$1,750 a month plus utilities.

<b>Closed Date:</b>	<b>Selling Office:</b>
<b>How Sold:</b>	<b>Selling Agent:</b>
<b>Sold Price:</b>	<b>Selling Agent 2:</b>
<b>Market Time:</b> 121	
<b>Buyer:</b>	