



FOR LEASE
RESTAURANT BUILDING
MARKETING FLYER



693 SLATY FORK ROAD
SNOWSHOE, WV 26209



693 SLATY FORK ROAD
SUBJECT LOCATION

SILVER CREEK LODGE
SNOWSHOE

SHOWSHOE RESORT
10 SNOWSHOE DRIVE

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FOR LEASE RESTAURANT BUILDING

693 SLATY FORK ROAD SNOWSHOE, WV 26290

RENTAL RATE / \$1,700 / MONTH

BUILDING SIZE / 2,400 SQ FT

PROPERTY TYPE / RESTAURANT

ZONING DESCRIPTION / NO ZONING

**PROPERTY FEATURES / VISIBLE FROM
MAIN ROAD, EASY ACCESS FROM
MULTIPLE ROADWAYS, QUICK ACCESS TO
SHOWSHOE, SIGNAGE OPPORTUNITIES,
OUTDOOR AREA, OFF-STREET PARKING**

The subject building is currently built out for a restaurant user and is comprised of 2,400 (+/-) square feet. The property is located immediately along Route 219 (Seneca Trail) with additional access via Cass Road. The property is located at the main intersection at the bottom of the mountain from Rt 219 to Snowshoe Resort, and roughly 75 miles to I-79, Exit 67. The property offers easy access, signage opportunities, a large parking lot and backyard area for outdoor entertainment.

FOR LEASE

RESTAURANT BUILDING - LOCATED 6.7 MILES TO SNOWSHOE SKI RESORT

693 SLATY FORK ROAD · SNOWSHOE, WV 26290 · 2,400 (+/-) SQ FT

PROPERTY SPECIFICATIONS

BUILDING SPECIFICATIONS

Built in 1978, the single-story building is comprised of roughly 2,400 (+/-) square feet and is currently built out as a restaurant. The interior includes multiple dining areas, a full kitchen, bar area and stage for entertainment. Additionally, there is a partially fenced backyard area for outdoor entertainment.

ACCESS / DIRECTIONS

The site currently offers two points of ingress and egress via Cass Road and Seneca Trail. See directions below to Snowshoe from the subject property.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Gas	Woodford Oil
Water	Cheat Mountain Water Company
Sewer	Pocahontas County PSD Sewer Utility
Trash	Pocahontas County Solid Waste / Allegheny Disposal
Cable/Internet	CityNet



Directions to Snowshoe Property From the Property.

LOCATION ANALYSIS

POCAHONTAS COUNTY, WV

Known as "Nature's Mountain Playground," Pocahontas County, West Virginia is located along the eastern border of the state within the George Washington and Jefferson and Monongalia National Forest. Pocahontas County is the third largest county in the state of West Virginia. Also known as the Birthplace of Rivers; eight rivers have their headwaters here—Cherry River, Cranberry River, Elk River, Gauley River, Greenbrier River, Tygart River, Williams River and the Shaver Fork of the Cheat. In 2017, Pocahontas County had a population of 8,456 according to the United States Census Bureau.

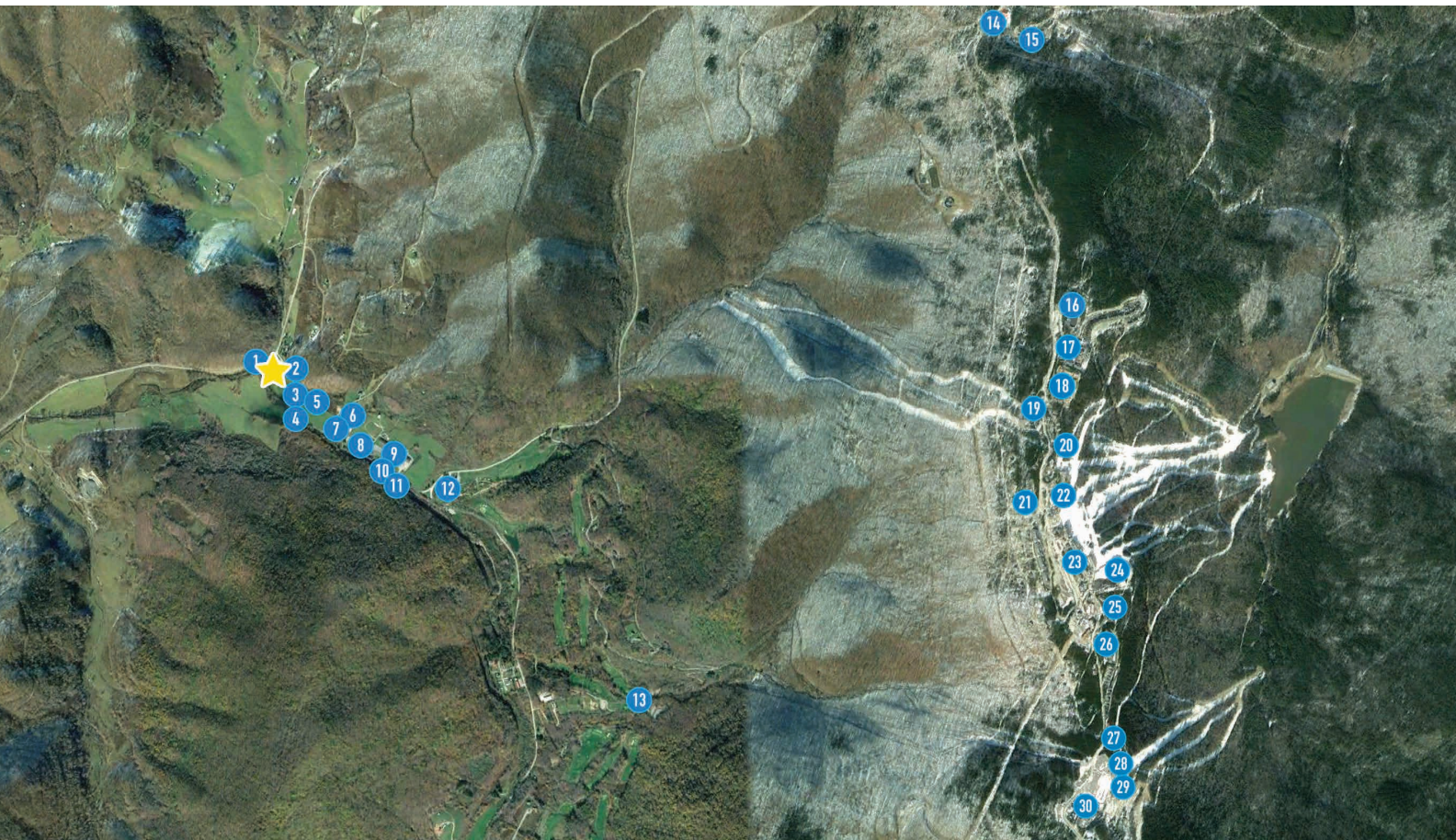


Distance to nearby cities: Snowshoe, WV - 11 miles, Sutton, WV - 84 miles, Clarksburg, WV - 109 miles, Morgantown, WV - 117 miles, Roanoke, VA - 128 miles, Charleston, WV - 147 miles, Pittsburgh, PA - 212 miles

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GOOGLE EARTH AERIAL



The Google Earth aerial highlights several of the surrounding businesses to the subject location which have been highlighted with blue numbers. The subject property, located along Cass Road and Seneca Trail, has been referenced with a yellow star.

- | | | |
|-------------------------------|--|--------------------------------|
| 1 Ski Barn | 15 Shavers Fork Fire & Rescue | 24 Snowshoe Mountain Resort |
| 2 Elk River Snowboard | 16 Ridgewood Condos | 25 Treetop Condos |
| 3 Exxon Gas Station | 17 Mountain Crest Condos | 26 Leatherbark Condos |
| 4 Subway | 18 Shamrock Condominiums | 27 Loggers Run |
| 5 Citizens Bank | 19 Sundown Hutches | 28 Top of the World Rentals |
| 6 Tygarts Valley Construction | 20 Corduroy Inn | 29 Elk River Snowboard & Ski |
| 7 Big Springs Linwood Church | 21 Land's End Townhomes | 30 Snowcrest Condo Association |
| 8 Mountain Valley Realty | 22 Shaver's Centre | |
| 9 Inn at Snowshoe | 23 Expedition Station Ski and Snowboard Rental, The Depot, Full Tilt Snowboarding Shop, Foxfire Grille, Old Spruce Bar, Starbucks, Rimfire Lodge, Cheat Mountain Pizza, Waffle Cabin | |
| 10 Snowshoe Properties Mgmt. | | |
| 11 RE/MAX Snowshoe Resort | | |
| 12 Linwood Community Library | | |
| 13 Raven Golf Club | | |
| 14 Snowcreek Mountain Sports | | |

INTERIOR PHOTOS



Dining Area.

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693 SLATY FORK ROAD · SNOWSHOE, WV 26290 · 2,400 (+/-) SQ FT



Dining Area.



Dining Area/Bar.



Dining Area/Bar.

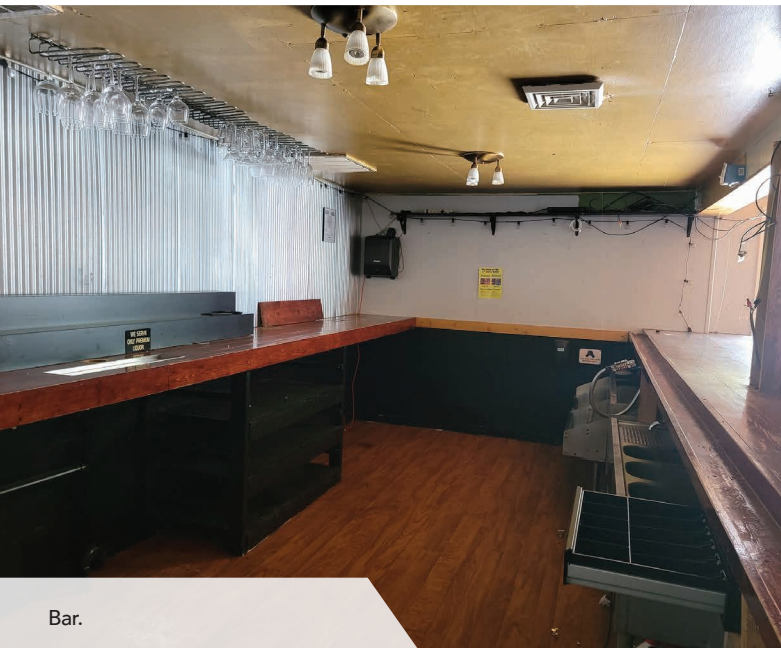
INTERIOR PHOTOS



Main Entrance.



Dining Area.



Bar.



Bar.

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Kitchen.



Kitchen.



Kitchen.

EXTERIOR PHOTOS



Exterior Front of the Building.



Exterior Side of the Building.



Back Yard Area.

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693 SLATY FORK ROAD · SNOWSHOE, WV 26290 · 2,400 (+/-) SQ FT



Front of the Building from the Main Road.

AERIALS



693 SLATY FORK ROAD
SUBJECT LOCATION

Aerial of the Property Facing North.

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RESTAURANT BUILDING - LOCATED 6.7 MILES TO SNOWSHOE SKI RESORT

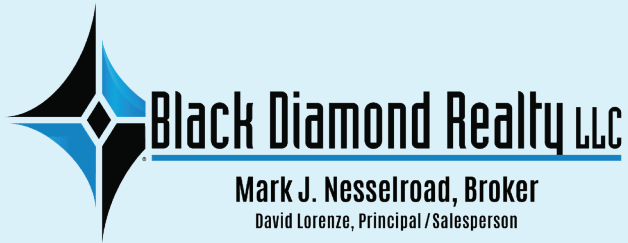
693 SLATY FORK ROAD · SNOWSHOE, WV 26290 · 2,400 (+/-) SQ FT



Aerial of the Property Facing East.



Aerial of the Property Facing Southwest.



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** All information is believed to be accurate but not guaranteed. More information is available upon request.*