

MLS #: C91121A (Active) List Price: \$149,900 (2 Hits)

1388 RITTER DR. DANIELS, WV 25832



**Type Business:** Retail  
**Present Use:** Owner User, Vacant  
**# Buildings:** 1  
**# Offices:** 3  
**# Restrooms:** 1  
**# Bays:** 0  
**# Parking Spaces:**  
**Parking:** Private Over 10, Private Unpaved  
**Total Gross LA:** 945  
**Apx SqFt:** Off Bldg <2500 SqFt  
**Apx Acreage:**  
**Apx Year Built:** 1955

**MLS Area:** Area 5  
**County:** RALEIGH  
**Topography:** Level, Gentle Rolling, Partially Wooded, Open/Cleared  
**Location:** Freestanding, Central Business District, General Business District  
**Sale Includes:** None  
**Use Code:**

**Legal Description:** SUR LOT 6 LEWIS ADD,TRACT 0.32 AC DANIELS (CEMETARY)

**Tax Map/Parcel:** 1006/169

**Tax Map District:** SHADY SPRING

**Deed Book/Page:** R100/1802

**Lot #:**

**Zoning:** B-1

**Lot Size:** 0.63

**Stories:** 1

**Ceiling Height:**

**Road Frontage:**

**Apx Building SqFt:** 945

**Apx Office SqFt:** 0

**Apx Retail SqFt:** 0

**Apx Manufacturing/Warehouse SqFt:** 0

**Pending Date:**

**Existing Financing:** Private

**Type Listing:** Exclusive Right to Sell

**Sale Type:** Not Applicable

**Possession:** Immediate

**Showing Instructions:** Call for Appointment, Sign on Property

**Documents on File:** Survey, Aerial

**Construction:** Other

**Heating/Fuel:** Baseboard

**A/C:** None

**Water Heater:** None

**Utilities:** Electricity Connected, Water Connected, Sewer Connected, Other

**Water:** Metered

**Sewer:** Public Sewer

**Roofing:** Asphalt

**Flooring:** Wood, Other-See Remarks

**Features:** Other-See Remarks

**Miscellaneous:** 220 Volts, Living Space Available

**Access:** US Highway, Paved Road

**Accessible Transportation:** State Maintained Road

**Terms of Lease:** None

**Traffic Count:** Other-See Remarks

**Financial Info:** Property has been surveyed.

**Remarks:** Commercial Opportunity in Prime Location —2 Lots Daniels, WV! Centrally located between Beaver and Shady Spring, this highly visible commercial property offers endless possibilities! Situated just off Route 19, the property sits slightly elevated, providing excellent exposure to the steady, high traffic count in the area. The property is zoned B1 and features the original 998 sq. ft. structure, complete with a working kitchen, one bedroom, and one full bath, ideal for office space, small business, storage units or potential renovation. Enjoy convenient access with Old Route 19 frontage, making ingress and egress simple for customers or deliveries. The location is just minutes from I-64 & I-77 & close to restaurants, medical offices, and other essential businesses. Appraised for \$142,000 in 2021, this property is competitively priced to sell! Whether you're looking for storage units, office space, retail potential, or investment, this site offers tremendous visibility and accessibility. So many possibilities—don't miss out!

**Directions:** Navigation will take you straight to address.

**Agent Remarks:** There is a very small cemetery near the very end of the property. Information is on additional docs.

**DOM:** 251

**Internet:** Yes

**DsplyAddr:** Yes

**AllowAVM:** Yes

**AllowCmnts:** Yes

**Broker Name and Title:** Lisa M. Armes

**Listing Office:** ARMES REAL ESTATE & LAND COMPANY INC. (#:122)

**Mail Address 1:** 130 George St. Suite H

**Mail Address 2:**

**Mail City:** Beckley

**Mail State:** WV

**Mail Zip Code:** 25801

**Main:** (681) 238-5495

**Fax:**

**Listing Agent:** Lisa Armes (#:212)

**Agent Email:** [Larmes@armesrealestate.com](mailto:Larmes@armesrealestate.com)

**Contact #:** (304) 890-2388

Information Herein Deemed Reliable but Not Guaranteed