



# COMMERCIAL BUILDING & LOT FOR SALE

3985 Central Avenue - A commercial building at a prime location in the center of Shadyside, Ohio.

**\$450,000**

**4,776sf**  
AVAILABLE



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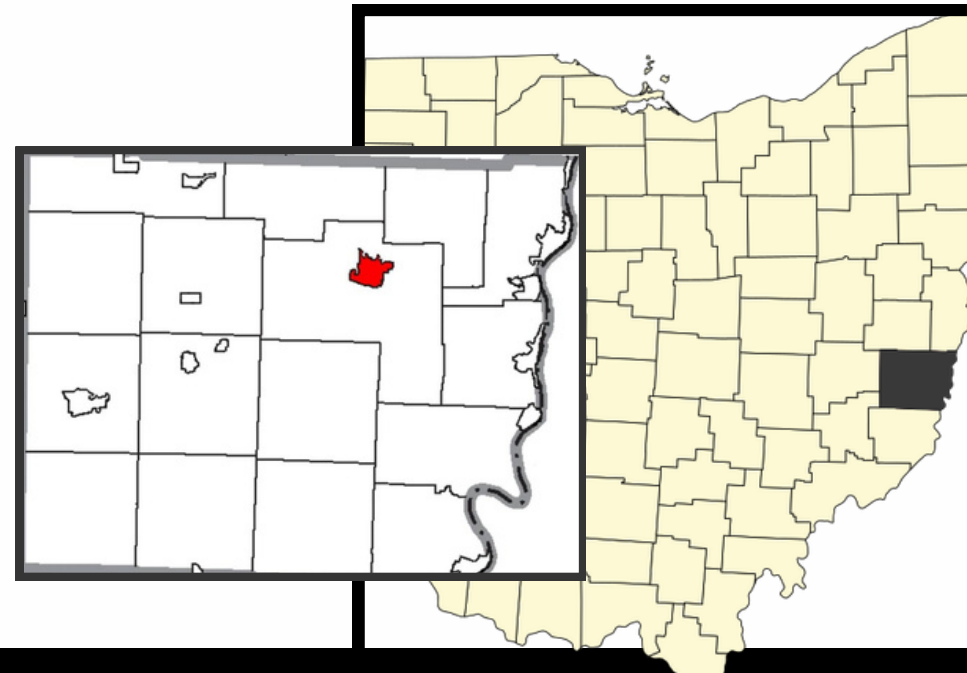
**OFFERING MEMORANDUM**



**ST. CLAIRSVILLE, OH**

# AREA OVERVIEW

- **Location:** Situated in Belmont County in eastern Ohio, just off Interstate 70 and close to the Ohio-West Virginia border.
- **County Seat:** St. Clairsville serves as the county seat of Belmont County.
- **Historic Charm:** The city features a charming downtown with historic architecture and local businesses that reflect its 19th-century roots.
- **Population:** Home to approximately 5,000 residents, offering a small-town atmosphere with access to larger metropolitan areas.
- **Recreation:** Includes Memorial Park, which offers a pool, walking trails, sports fields, and picnic areas.
- **Shopping & Dining:** Nearby Ohio Valley Mall and various locally owned restaurants and shops provide a mix of retail and dining options.
- **Proximity to Wheeling, WV:** Just minutes from Wheeling, providing easy access to additional amenities, employment opportunities, and cultural events.





# Executive Summary

**Premier office building and extra half-acre lot FOR SALE! Nestled in the heart of the vibrant city of St. Clairsville, this free-standing gem with established tenant and bonus connecting lot, offers everything you need to take your operations to the next level. The building boasts three floors of space, including 10 offices and a spacious conference room. With convenient facilities such as three bathrooms and 13 parking spots, along with a strategic location just a mile from I-70, connectivity and accessibility are at your fingertips. Don't miss out on this incredible opportunity to secure a prime location in St. Clairsville.**

**\$450,000****4.776sf**  
AVAILABLE

# PROPERTY HIGHLIGHTS

**1** Available  
Space  
4,776 SF

**2** Parking Lot -  
13 Spaces

**3** Traffic Count  
on I - 70  
- 51,000+

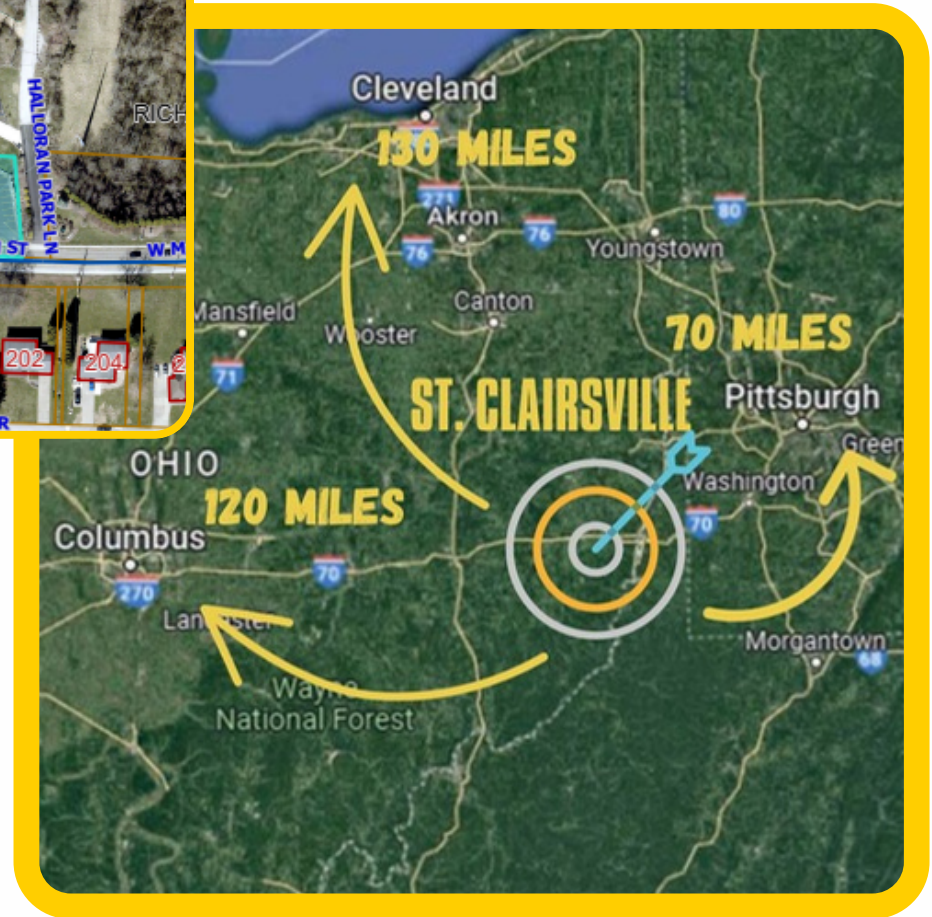
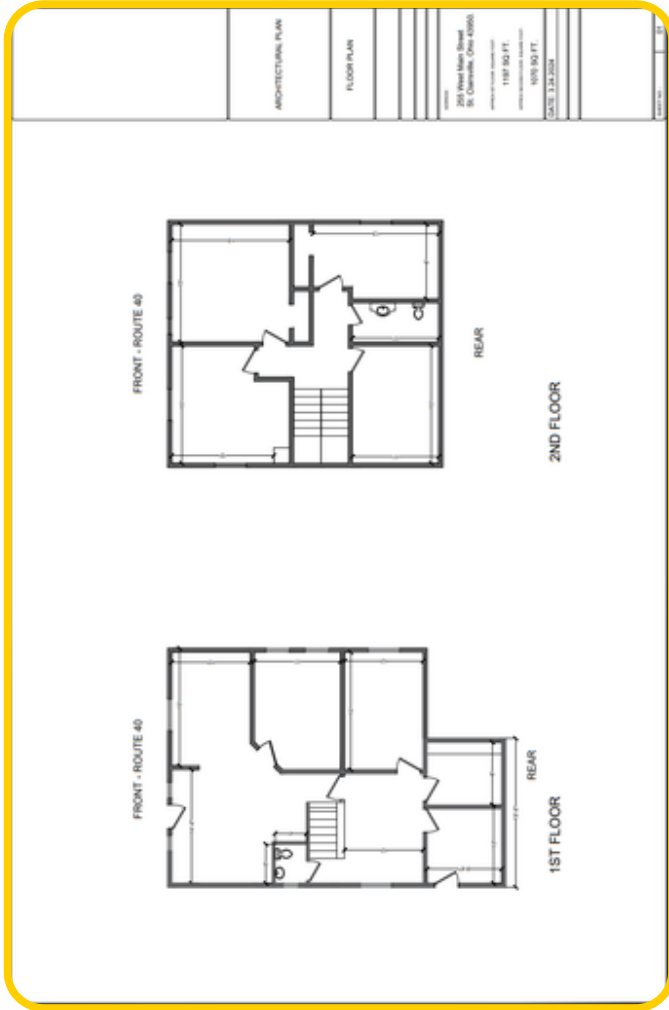
**4** Traffic Count  
on W. Main St  
- 11,000+

**5** Average  
HH Income  
- \$73,000+

**6** Population  
- 17,000+



# AERIAL MAP & FLOOR PLAN





**ST CLAIRSVILLE, OH OFFICE**  
250 W. Main St  
St. Clairsville, Ohio 43950  
740-695-3131

**MARTINS FERRY, OH OFFICE**  
410 Walnut St  
Martin Ferry, OH 43935  
740-633-6363

**STEBENVILLE, OH OFFICE**  
2700 Sunset Blvd  
Steubenville, Ohio 43952  
740-264-0300

**WHEELING, WV, OH OFFICE**  
980 R National Rd  
Wheeling, WV 26003  
304-233-4451

**BARNESVILLE, OH OFFICE**  
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