

MLS #: E145174A (Active) List Price: \$2,000,000 (45 Hits)

801 Hazlett Wheeling, WV 26003



**Present Use:**  
**Business Type:** Industrial,  
 Professional/Office, Warehouse  
**# Levels:**  
**# Parking Spaces:** 60  
**Year Built:** 1910  
**Total Building SqFt:** 194988  
**Apx Retail SqFt:**  
**Apx Office SqFt:**  
**Apx Mfg SqFt:**  
**Apx Whse SqFt:**  
**Price per SqFt:** \$10.26

**County:** Ohio  
**Other County:**  
**Area:** Warwood  
**Subdivision:**  
**Lot Size Apx:** 5.64  
**Lot #:**  
**Apx Acres:** 5.6400  
**Flood Zone:** Yes  
**Zoning:** Commercial  
**Road Frontage Feet:**

|                                                                                                    |                                          |                              |
|----------------------------------------------------------------------------------------------------|------------------------------------------|------------------------------|
| <b>Tax Parcel:</b> 0001                                                                            | <b>Tax District:</b> 10-Wheeling         | <b>Tax Map:</b> OW11         |
| <b>Additional Parcel Numbers:</b> 35-10-OW11-0077-0000, 35-10-OW11-0078-0000, 35-10-OW11-0076-0001 |                                          |                              |
| <b>Tax Year:</b> 2025                                                                              | <b>Tax Apx:</b> 9190.00                  | <b>Deed Book:</b> 685        |
| <b>Association Fee:</b> No                                                                         | <b>Source of Title:</b> Deed             |                              |
| <b>Road Maint Fee:</b> No                                                                          | <b>Road Maint Paid Frequency:</b>        | <b>Private Road:</b> No      |
| <b>Overhead Doors:</b>                                                                             | <b>Loading Docks:</b>                    | <b>Overhead Door Height:</b> |
| <b>Ceiling Height:</b>                                                                             | <b>Dock Height:</b>                      | <b>Elevator:</b>             |
| <b>Mineral Rights Convey:</b> Yes                                                                  | <b>Mineral Rights Owned:</b> Unknown     |                              |
| <b>Audio Recording On Premises:</b> None                                                           | <b>Video Recording On Premises:</b> None |                              |
| <b>Apx Annual Gross Income:</b>                                                                    | <b>Apx Annual Expenses:</b>              | <b>Net Income:</b>           |
| <b>Lease/Sale:</b> Sale                                                                            | <b>Lease Price:</b> \$0.00               | <b>Lease Type:</b>           |
| <b>Present Renter:</b>                                                                             |                                          |                              |

|                                    |                                      |
|------------------------------------|--------------------------------------|
| <b>Exterior:</b> Brick, Stone      | <b>Heat:</b> Forced Air, Natural Gas |
| <b>Foundation:</b> Slab            | <b>Cooling:</b> Central Air          |
| <b>Basement:</b> Crawl Space, None | <b>Water:</b> City                   |
| <b>Roof:</b> Rubber                | <b>Sewer:</b> City                   |

**Owner:** Continental Ventures Limited  
**Possession:** Negotiable  
**Special Listing Conditions:** Not Applicable  
**Directions:** WV-2 to Warwood then to Hazlett Avenue  
**Lockbox:** No  
**Disclosure:** No

**Public Remarks:** A rare opportunity to acquire one of Warwood's historic commercial properties. Originally constructed in 1912, this distinctive brick industrial building showcases timeless architectural character with expansive interior spaces and exceptional redevelopment potential. Located in the heart of Wheeling's Warwood business district with convenient access to WV Route 2, downtown Wheeling, and neighboring Ohio communities, the property offers a unique opportunity for investors, developers, owner-users, or organizations seeking a landmark commercial asset. Suitable for a variety of permitted commercial uses, subject to local zoning and approvals.

**Private Remarks:**

|                                 |                              |                                         |                            |
|---------------------------------|------------------------------|-----------------------------------------|----------------------------|
| <b>Display on Internet:</b> Yes | <b>Display Address:</b> Yes  | <b>Allow AVM:</b> No                    | <b>Allow Comments:</b> Yes |
| <b>List Date:</b> 8/3/2026      | <b>Expire Date:</b> 8/3/2027 | <b>Original List Price:</b> \$2,000,000 |                            |
| <b>Pending Date:</b>            | <b>Days on Market:</b> 2     |                                         |                            |

**Withdrawn Type:**

|                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <b>Listing Office:</b> Harvey Goodman Realtors (#:64)<br><b>Main:</b> (304) 233-4451<br><b>Fax:</b><br><b>Office Corporate License:</b><br><b>Co-Listing Office:</b> Harvey Goodman Realtors (#:64)<br><b>Co-Main:</b> (304) 233-4451<br><b>Co-Fax:</b><br><b>Co-Office Corporate License:</b> | <b>Listing Agent:</b> Jay (John) Goodman (#:9)<br><b>Contact #:</b> (773) 936-6511<br><b>Agent Email:</b> <a href="mailto:jayg@goodmanrealtor.com">jayg@goodmanrealtor.com</a><br><b>License Number:</b> WV0028766<br><b>Co-Listing Agent:</b> Carl Nix (#:37)<br><b>Co-Contact #:</b> (304) 281-5267<br><b>Co-Agent Email:</b> <a href="mailto:carlnix@aol.com">carlnix@aol.com</a><br><b>License Number:</b> WV0009180 |
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Information Herein Deemed Reliable but Not Guaranteed

