

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

6328 Elk River Rd N

Clendenin, WV 25045

Exclusively Represented By:

Misty Harris

Broker

304 543 7545

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Megan Callaghan Bailey

Broker of Record

304 549 7138

mbailey@bhhspro.com

RETAIL SPACE FOR SALE

6328 Elk River Rd N

Clendenin, WV 25045

FOR SALE

Executive Summary



Offering Summary

Price	\$275,000
Price / GSF	\$31.67
GSF	8,684 SF
Parking Spaces	10
Year Built	1998

Property Overview

Versatile 8,660 sq ft commercial building on Elk River Rd (US Rt 119) with high visibility and traffic. Two-level structure ideal for retail, office, shop, or storage, featuring upper-level retail/office and lower-level storage/workshop with ground-level access. Approx. 0.893 acres (per survey) with road frontage, paved parking, and access from Elk River Rd. Includes 15' right-of-way. Functional access to both levels. Masonry construction with mixed retail/industrial finishes. Ceiling heights approx. 8' upper, 10' lower. Roof updates in 2024 (metal replacement + coated rubber). Three-phase electric (3x 200-amp panels), HVAC with central air + gas heat. Utilities: water, electric, data. Public sewer connection in progress (EVPSD). No zoning restrictions. Convenient to I-79 (Clendenin exit, ~5 miles) and Elkview (~7.5 miles) with easy access to Charleston.

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Additional Photos



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Location Map



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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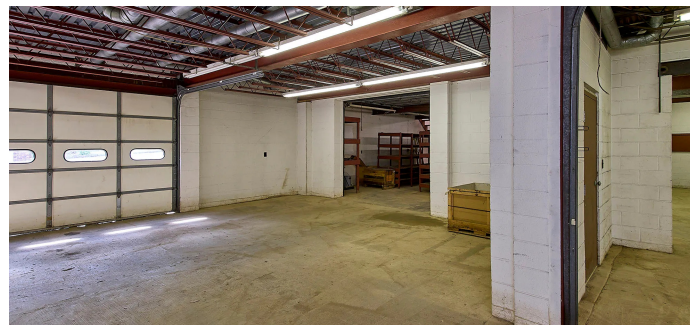
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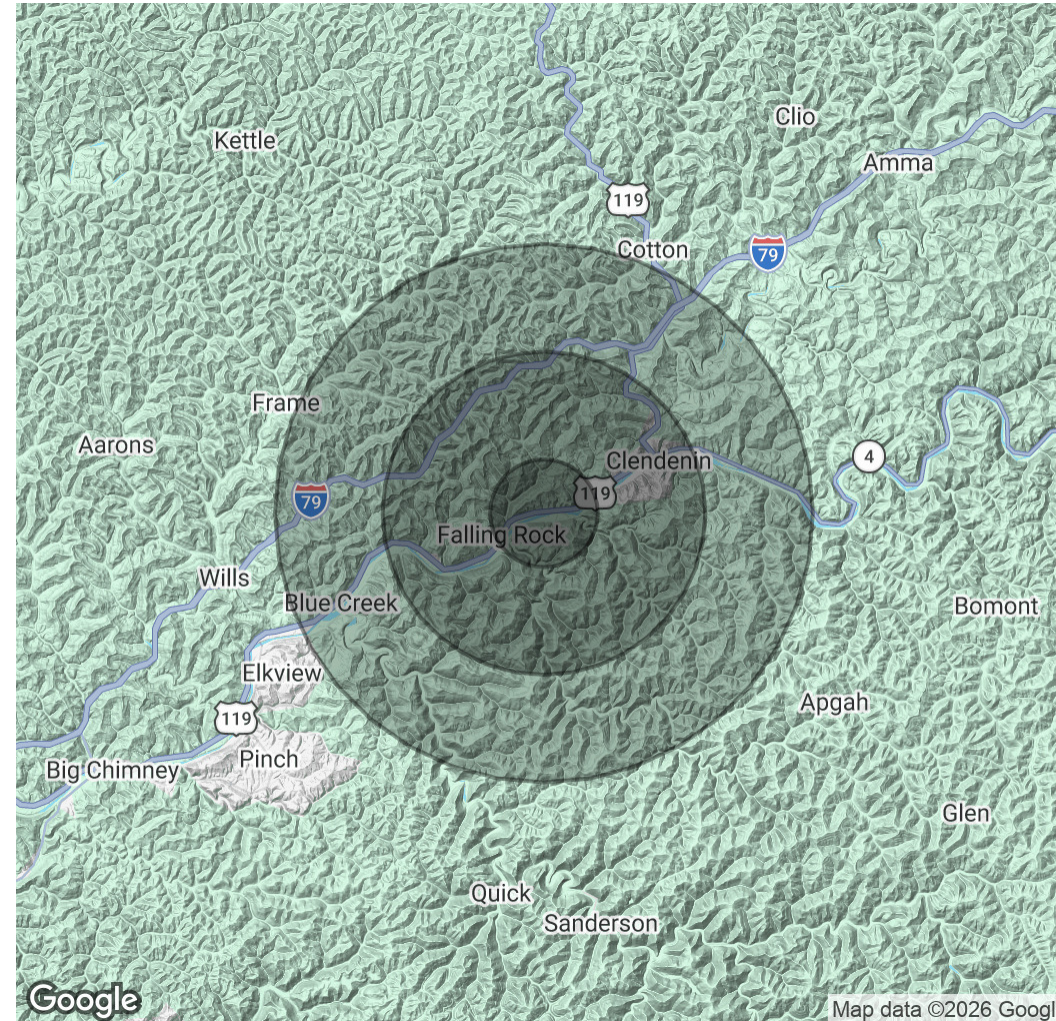
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	275	2,097	4,588
Average Age	46.5	46.7	47.2
Average Age (Male)	39.2	41.3	44.6
Average Age (Female)	57.7	55.2	51.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	104	823	1,866
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$49,055	\$52,471	\$57,046
Average House Value	\$98,581	\$103,411	\$114,836

2023 American Community Survey (ACS)



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