



**PREMIER
COMMERCIAL**

REAL ESTATE SERVICES

Douglas C. Wise - Broker

**FULLY EQUIPPED
RESTAURANT**

BUSINESS FOR SALE

PARTIAL SELLER FINANCING AVAILABLE

5,700 SF TOTAL SPACE

\$350,000

DOCKSIDE ON CHEAT LAKE

69 MONT CHATEAU RD, MORGANTOWN, WV

WWW.PREMIERCOMMERCIALRES.COM

BUSINESS HIGHLIGHTS:

- **Profitable, Turnkey Operation** - Established restaurant with strong local reputation and loyal customer base
- **Prime location** - Right on Cheat Lake with excellent visibility by land and water
- **Fully Equipped** - Kitchen, bar, furniture, fixtures, equipment, and POS system included
- **Versatile Space** - Ideal for restaurant, bar, banquets, weddings, corporate events, and private parties
- **Large Patio** - Expansive outdoor seating with breathtaking lake views.
- **Ample Parking** - Convenient access with on-site parking for guests
- **Growth Potential** - Catering, events, seasonal specials, and expanded marketing opportunities



69 MONT CHATEAU RD
MORGANTOWN, WV

A TURNKEY OPPORTUNITY IN A PREMIER LAKESIDE LOCATION!

69 MONT CHATEAU RD | MORGANTOWN, WV 26508

INTERIOR PHOTOS



PATIO / OUTDOOR PHOTOS



PATIO / OUTDOOR PHOTOS



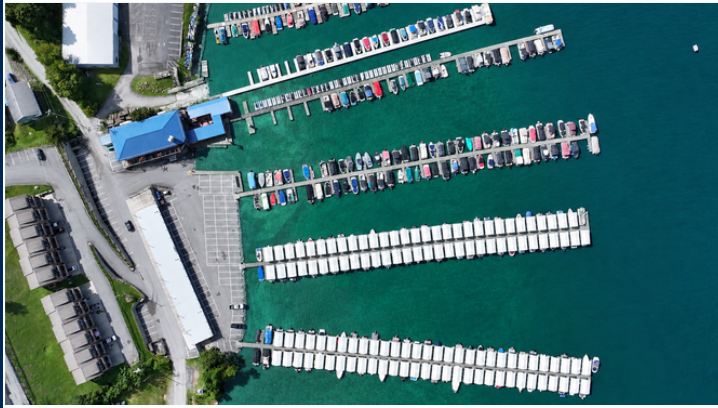
AERIAL PHOTOS



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INQUIRE TODAY!

304.777.4050

PremierCommercialRES.com