

COMMERCIAL PROPERTY

1301 LAFAYETTE AVE,
MOUNDSVILLE, WV



Jay
Goodman

REALTOR®
Salesperson

**FOR
SALE**



**HARVEY
GOODMAN**
BROKER, JOHN SAMBUCCO

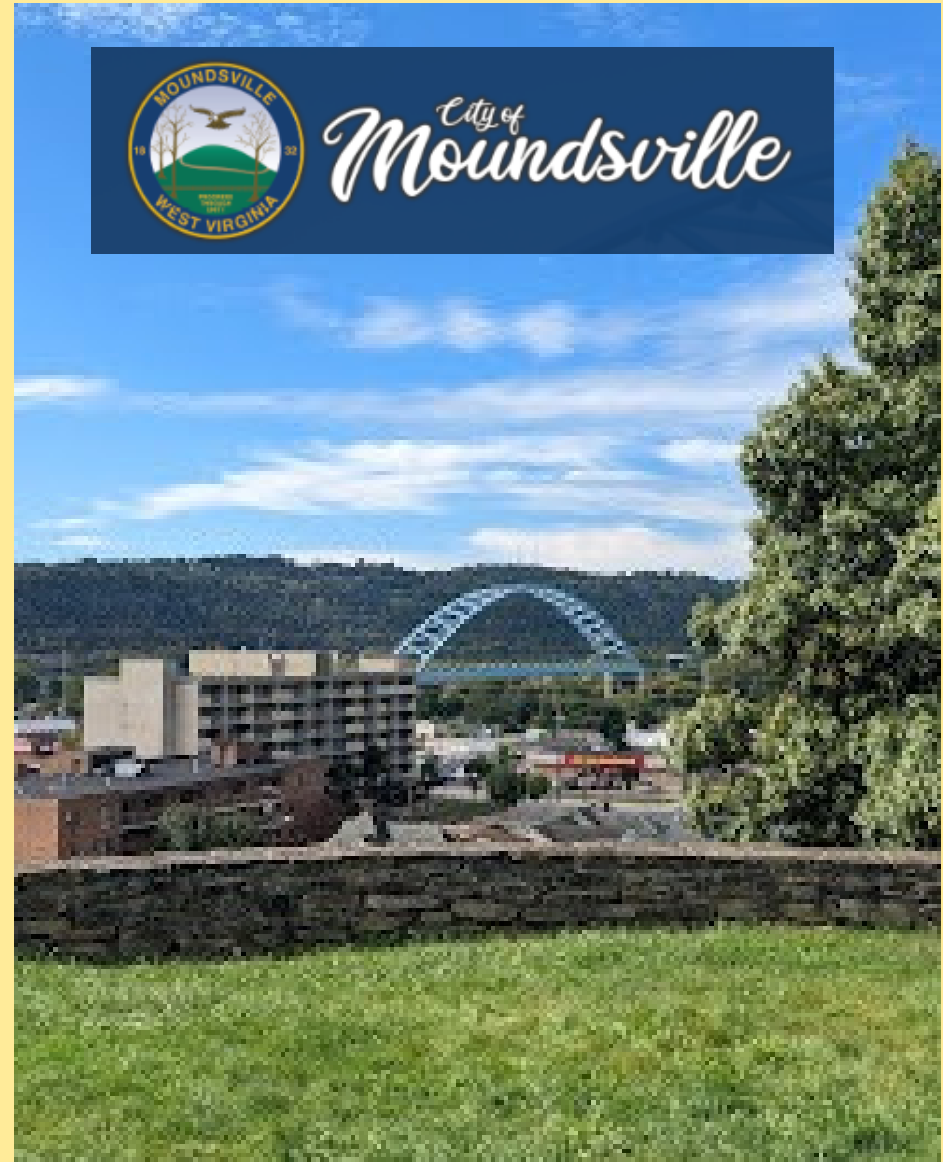
MARKET OVERVIEW



Moundsville, WV, offers a rare opportunity to launch or expand a business in an established market. Positioned along the Ohio River in the Northern Panhandle of West Virginia, the City of Moundsville provides access to customers throughout the greater Ohio Valley, including nearby markets in Ohio and Pennsylvania.

Moundsville is supported by an established residential population, county-seat activity, and regular visitor traffic, creating opportunity for retail concepts, restaurants, professional offices, medical and wellness services, automotive uses, contractor trades, and specialty businesses. The city also benefits from destination traffic generated by attractions such as the West Virginia Penitentiary and Grave Creek Mound, helping support hospitality, dining, entertainment, and service-oriented businesses.

For entrepreneurs seeking lower startup costs, accessible customers, and room to build something meaningful, Moundsville is a market worth serious attention.





**HARVEY
GOODMAN**
BROKER, JOHN SAMBUCCO



Commercial Property

Positioned along a well-traveled commercial corridor in Moundsville, 1301 Lafayette Avenue presents an opportunity to acquire a recognizable standalone commercial property with strong visibility and convenient access. Formerly known as Bill's Tire, this established location offers excellent frontage, on-site presence, and the potential for a variety of permitted business uses, subject to local zoning and approvals.

The property has remained vacant for several years and is being offered in fair condition, creating an appealing option for buyers seeking a value-add project or a site to customize for their own operations. Its strategic setting within the community places it near surrounding businesses, residential neighborhoods, and key travel routes, supporting both customer traffic and service-based uses.

Whether considered for retail, automotive-related services, storage, contractor operations, office conversion, or another commercial concept, 1301 Lafayette Avenue offers flexibility, location appeal, and the chance to reinvest in a long-standing commercial site. Buyers are encouraged to perform their own due diligence regarding zoning, condition, and intended use.

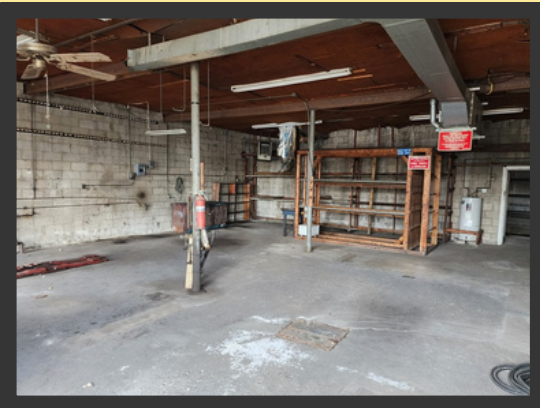




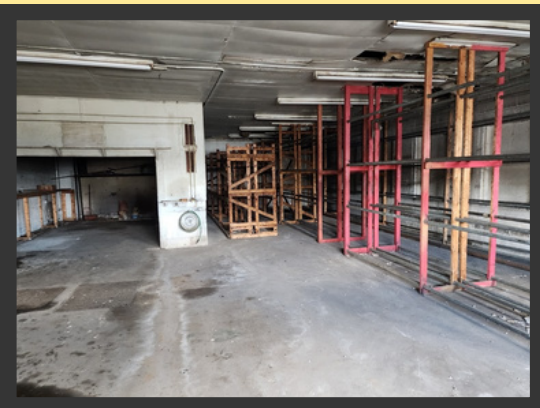
Property Highlights



- Office, garage/shop, and warehouse space
- Building Size - 2,095 sf
- Parcel Size - 80x100
- Daily Traffic County -
WV Rt2 - 20,470*



- 80' of WV Rt2 road frontage
- Moundsville Population - 7,703
- Across WV Rt2 from Dunham's Sports, Bealls Retail Store, & Harbor Freight Tools

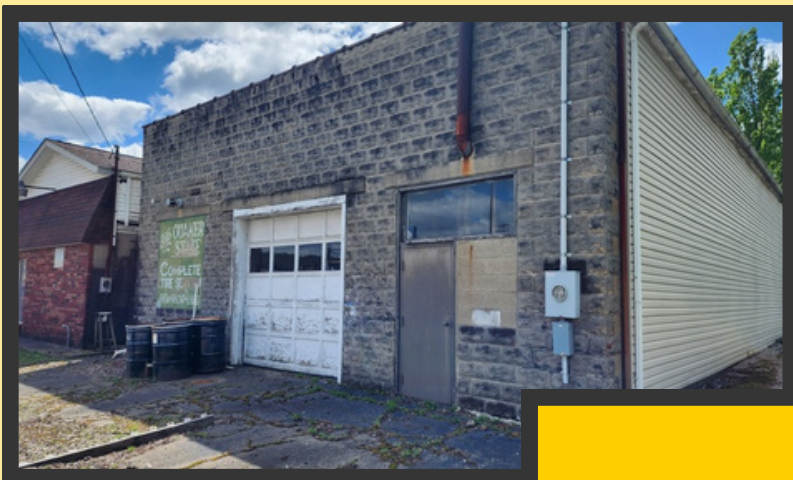


For Sale
\$199,000

***NOTE: Daily Traffic Counts are a mixture of actual and estimates derived from Kalibrate**



HARVEY GOODMAN
BROKER, JOHN SAMBUCCO



**THANK
YOU!**



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

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

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

BARNESVILLE, OH OFFICE
820 Bond Ave
Barnesville, Ohio 43713
740-425-3535



Jay Goodman REALTOR®
Salesperson
O (740) 695-3131, C (773) 936-6511
jayg@goodmanrealtor.com



The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Harvey Goodman and should not be made available to any other person or entity without the written consent of Harvey Goodman Realtor.

The information in this market package has been secured by sources deemed to be reliable. Harvey Goodman Realtor makes no representations or warranties expressed or implied as to the accuracy of this information. References to square footage or age are approximate. Purchaser must verify the accuracy of the information and bears all risks for any inaccuracies. Information is subject to verification and no liability for errors or omissions are assumed.