



COMMERCIAL BUILDING FOR SALE

13-17 N. 4th St - A commercial building at a prime location in the center of Martins Ferry, Ohio, an historic riverfront town nestled along the Ohio River, just across from Wheeling, West Virginia. Its strategic location provides easy access to major roadways, making it ideal for commuters and families alike.

\$150,000

**2,278sf
AVAILABLE**



JAY GOODMAN

Realtor® * Salesperson

C (773) 936-6511

jayg@goodmanrealtor.com



BOB JACKSON

Realtor® * Salesperson

C (304) 280-1242

bob@hgrcommercial.com

OFFERING MEMORANDUM



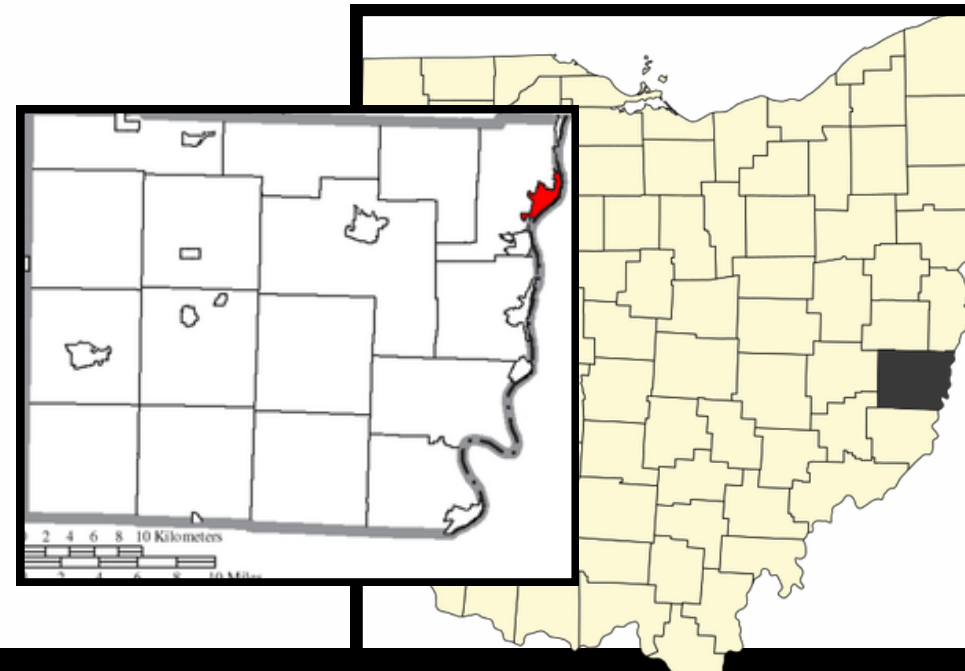
MARTINS FERRY, OH

AREA OVERVIEW



City of Martins Ferry

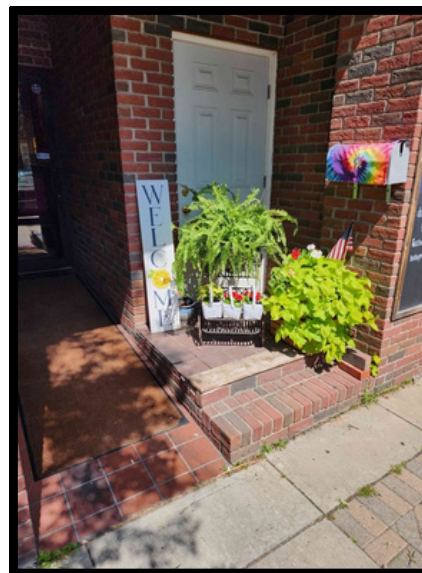
- **Oldest permanent settlement in the state of Ohio, established in 1787**
- **Located along the Ohio River across from Wheeling, West Virginia**
- **Easy access to major highways including I-70 and Route 7**
- **Affordable housing and low cost of living**
- **Strong sense of community with local events and festivals**
- **Home to Martins Ferry City Schools and nearby higher education options**
- **Small-town charm with a rich historical backdrop**
- **Close proximity to shopping, dining, and healthcare facilities in the greater Wheeling area**
- **Local parks, riverfront views, and recreational opportunities**





Executive Summary

Seize the chance to own a multi-tenant commercial building with tenant. Use the upper two floors for your business, or hold as an investment to fill the vacancy and enjoy steady income. The property offers potential for multiple rental spaces. The upper floors need renovation but add significant potential. This 6,000-square-foot property on 4th Street boasts excellent visibility, foot traffic, and off-street parking. The sale includes two parcels, with Belmont Brewwerks' lease. Term through July 2030. Don't miss this opportunity to invest in a prime piece of Martins Ferry's commercial landscape with built-in income.

\$150,000**2,278sf**
AVAILABLE

PROPERTY HIGHLIGHTS

1

Available
Space
2,278 SF

2

Off-Street
Parking

3

Traffic Count
on OH - 7
- 25,000+

4

Traffic Count
on Hanover Ste
- 9,100+

5

Average
HH Income
- \$50,000

6

Population
- 7,836





AERIAL MAP & FLOOR PLAN





THANK YOU!



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

STEUBENVILLE, 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
820 Bond Ave
Barnesville, Ohio 43713
740-425-3535



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

Bob Jackson REALTOR®
Salesperson
O (740) 695-3131, C (304)-280-1242
bob@hgrcommercial.com

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