

Great Mountain Properties, LLC
"Selling Nature's Finest"
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GMP #246 - MLS 07-281



**Commercial Building
 Route 3
 Gap Mills, West Virginia**

The perfect place for your business. Good visibility and access from Rt. 3. Building has 6 inch fiber reinforced concrete floor. Walls and ceiling are insulated and heat is overhead radiant propane. Air compressor conveys and there are air jacks throughout the building. Electric is 400 amp service inside and 200 amp outside. Two 12' x 12' overhead doors and office over the bathroom. City water. \$179,900

Location, Legal & Taxes				Details	
County	Monroe	Subdivision	None	Miscellaneous:	Road Frontage Feet: 372'; Potential Operation: machine shop; Ceiling Height: 16'; Restrooms: toilet and sink
Zoning	Commercial				Foundation: Concrete
General Property Description				Roofing:	Age of Roof: 6 yrs.; Metal
Realtor.COM Type	Commercial	Year Built	2000	Utilities:	Fuel: Propane; Water: City; Sewer: Septic
Style	Warehouse	Total Rooms	3	Heating:	Radiant Heat
Lot Acres	1.17	Flood Plain	No	Room Types:	Room Description 1: 75'x50'x14'
Property Remarks					
Directions Route 3 East from Union for 9 miles. Pass Cheese and More Store and building is on right just before Anderson Road.					

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