

- **Property Features:**
- Super convenient location, between Beckley and Hinton
- Over 3379 sq ft under roof total
- No County Wide Zoning in Summers County
- Front retail area 1144 sq. ft. electric heat, Bathroom with shower stall, covered front porch
- Center garage section with concrete floor 34' x 39', 1326 square feet, ceiling height in the garage bay 11'.5" Roll up garage door 16' wide x 9' height
- Side room beside garage bay 15' x 39'
- 0.554 +/- Acres
- Not in a FEMA Flood zone
- Low property taxes
- Within sight of the Jumping Branch Elementary School
- School bus route
- Excellent multi-business center, office, garage, storage plus a host of others
- **WVDOH Annual Average Traffic Count 2212**

