



COMMERCIAL LAND DEVELOPMENT
PROPERTY DEVELOPMENT AND RENTALS

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WESMON PLAZA



24 COMMERCE DRIVE
MORGANTOWN, WV 26501

4000 Sq. Feet

PROPERTY FEATURES

Close proximity to interstate 179 Exit 152
Adjacent to The Westridge Development and
University Town Centre
Multi Tenant Property Moderate Daily Traffic
Landlord In-House Construction/Maintenance Crew



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PROPERTY FEATURES

This 4000 sq. ft. property is perfectly set up as an automotive garage, featuring six garage bays, vehicle lifts, and a dedicated reception area. Located conveniently close to Interstate I-79, this space offers excellent accessibility for both customers and employees.



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PROPERTY FEATURES

Whether you're looking to continue its current use or remodel it to fit your unique business needs, this versatile property provides endless possibilities. Don't miss out on this prime opportunity - schedule a tour today and explore the potential of this incredible space.



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 **24 COMMERCE DRIVE**
MORGANTOWN, WV 26501

PUBLIC UTILITY INFORMATION

Utility Provider

Mon Power

MUB - Morgantown Utility Board

Hope Gas

MUB - Morgantown Utility Board

Republic Services

Customer Preference

Type

Power/Electric

Water

Gas

Sewer

Sanitation

Internet/Phone

PROPERTY FEATURES

Located at 24 Commerce Drive in Westover, West Virginia, this commercial property offers a versatile space suitable for various business operations. The building was formerly occupied by King Tire Service Inc., indicating its adaptability for automotive services. The structure is well-maintained, featuring a functional layout that can be customized to meet specific tenant requirements. Essential utilities, including high-speed internet and modern electrical systems, are readily available to support diverse business activities.

INGRESS, EGRESS, AND PARKING

The property boasts excellent accessibility, situated just off a major thoroughfare in Westover. This prime location ensures seamless ingress and egress for both customers and employees. Ample on-site parking is available, accommodating a significant number of vehicles, which is ideal for businesses anticipating high traffic. The parking area is designed to facilitate smooth vehicular movement, enhancing overall convenience for visitors.

ZONING INFORMATION

The property at 24 Commerce Drive falls under the jurisdiction of the City of Westover's zoning regulations. Prospective tenants are advised to consult with the city's Code Enforcement department to ensure that their intended business operations comply with local zoning ordinances. The department provides resources and guidance to assist businesses in navigating zoning requirements and obtaining necessary permits.



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