

Client Full

149 N Queen St, Martinsburg, WV 25401

Active

Commercial Lease

\$2,000.00



| | | | |
|-------------------|---------------|---------------------|---|
| MLS #: | WVBE2016138 | Leasable SQFT: | 2,000 |
| Tax ID #: | NO TAX RECORD | Price / Sq Ft: | \$1.00 |
| Unit Entry Floor: | 1 | Purchase Opt.: | No |
| Sub Type: | Retail | Business Use: | Banquet Facility/Lodge, Bowling Alley, Convenience Store/Gas, Medical, Professional, Restaurant/Bar |
| Waterfront: | No | Year Built: | 1900 |
| | | Property Condition: | Very Good |

Location

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| County: | Berkeley, WV | School District: | Berkeley County Schools |
| In City Limits: | Yes | | |

Taxes and Assessment

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|------------------|------------|
| Municipal Trash: | Yes |
| Zoning: | COMMERCIAL |

Commercial Lease Information

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|-----------------|--|----------------------------|------------|
| Date Available: | 05/01/23 | Security Deposit: | \$2,175.00 |
| Business Type: | Banquet Facility/Lodge, Bowling Alley, Convenience Store/Gas, Medical, Professional, Restaurant/Bar | Current Use: | Retail |
| | | Leasable SQFT: | 2,000 |
| | | Retail SQFT: | 2,000 |
| Tenant Pays: | Electricity, Exterior Maintenance, Gas, Heat, Hot Water, HVAC Maintenance, Insurance, Minor Interior Maintenance | Contiguous SQFT Available: | No |
| | | Existing Lease Type: | Triple Net |
| | | Final Lease Type: | Triple Net |
| | | Financial Data Source: | Owner |

Building Info

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|-----------------------|---|--------------------------|---------|
| Building Units Total: | 1 | Building Classification: | Class A |
| Building Level Count: | 1 | Construction Materials: | Brick |
| | | Roof: | Rubber |
| | | Total Loading Docks: | 0 |
| | | Total Levelers: | 0 |
| | | Total Drive In Doors: | 0 |

Lot

| | | | |
|----------------|----------|---------------------------|--------------------|
| Location Type: | Downtown | Road: | Black Top / Public |
| | | Tax Opportunity Zone Y/N: | Yes |

Parking

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|----------------------|---|-----------|-------------------|
| Total Parking Spaces | 0 | Features: | On Street, Public |
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Interior Features

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| Interior Features: | Accessibility Features: None |
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Utilities

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| Utilities: | Central A/C; Electric Service: 200+ Amp Service; Heating: Central, Forced Air, Heat Pump-Electric BackUp; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer |
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Remarks

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| Public: | Welcome to the commercial space for lease at 149 N Queen Street, a remarkable opportunity offering 2400 sq ft of space that is available immediately. The expansive interior space provides ample room for various operations and is adorned with stunning hardwood floors, adding a touch of elegance and warmth. Adding to the charm, a portion of the ceiling features a tin design, creating a unique and visually appealing element. This space is well-equipped with a storage room and a bathroom, providing convenience and functionality for both staff and customers. The storage room offers a dedicated area to keep supplies and inventory organized, while the bathroom ensures comfort and accessibility for everyone. A standout feature of this |
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commercial space is the huge display windows that adorn the front, allowing for ample natural light to flood the interior. These windows present a fantastic opportunity for showcasing products or creating an inviting atmosphere for potential customers. The flat roof provides additional flexibility for potential outdoor seating or rooftop installations, depending on the needs of your business. Situated on the highly desirable 100 N Queen Street block, this location benefits from a significant amount of foot traffic and exposure. The bustling area ensures that your business will be seen by a wide range of potential customers, increasing the likelihood of attracting new clientele and driving sales. With its prime location, spacious interior, and attractive features, this commercial space is perfect for a restaurant. The ample square footage allows for creative layout possibilities and the opportunity to create a welcoming and comfortable dining experience. Whether you're an experienced restaurateur or an aspiring chef, this space offers the ideal setting to bring your culinary vision to life.

Directions

from interstate 81 take exit 13 and turn east. Left on Queen. See storefront on right

Listing Details

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|-----------------------|------------|----------------------|------------|
| Original Price: | \$2,500.00 | Previous List Price: | \$2,175.00 |
| Annual Rental Income: | 12,000.00 | DOM: | 830 |
| Listing Term Begins: | 02/20/2023 | | |

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