

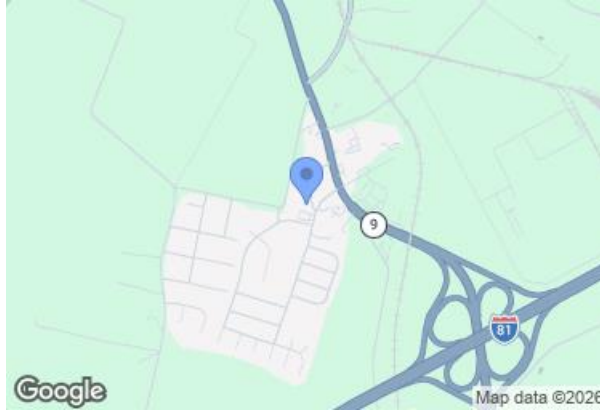
Agent Full

25 Crimson Cir #SUITE B, Martinsburg, WV
25403

Active

Commercial Lease

\$2,500.00



MLS #: WVBE2051694
Tax ID #: 04 34001100240000
Sub Type: Office
Waterfront: No

Leasable SQFT: 1,200
Price / Sq Ft: 2.08
Business Use: Medical, Other/General Retail, Professional
Year Built: 2004

Location

County: Berkeley, WV
In City Limits: No
Municipality: Town Of Hedgesville

School District: Berkeley County Schools
Election District: 1

Taxes and Assessment

School Tax: \$4,373
City/Town Tax: Annually
Zoning: 353

Commercial Lease Information

Date Available: 06/08/26
Business Type: Medical, Other/General Retail, Professional
Total Restrooms: 2
Tenant Pays: Advertising, Electricity, Internet, Sewer, Trash Removal, Utilities - All, Water
Owner Pays: Common Area Maintenance, Lawn/Shrub Care, Taxes-Real Estate

Security Deposit: \$2,500.00
Current Use: Vacant
Leasable SQFT: 1,200
Rent Includes: Lawn Service, Snow Removal

Building Info

Building Units Total: 1
Building Total SQFT: 1,200 / Estimated

Construction Materials: Brick
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.69a / 30056sf / Assessor
Location Type: Business Park

Parking

Car Parking Spaces: 4
Total Parking Spaces: 4
Features: Parking Lot, Private

Interior Features

Interior Features: Accessibility Features: 2+ Access Exits, 32"+ wide doors, Level Entry - Main, No Stairs

Utilities

Utilities: Central A/C; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Prospective tenants are required to complete an online rental application and provide a current Profit & Loss statement as proof of income. Applications may be submitted through our online portal at <https://thelopezteamwv.managebuilding.com>. A non-refundable application fee of \$45 per applicant applies.

Public: Position your business for success in this highly visible and conveniently located commercial space just off I-81 in a rapidly growing business corridor. Suite B offers more than 1,200 square feet of versatile space within a well-maintained all-brick building and features a single open-floor layout, providing a blank canvas that is ready to be customized to meet your business's unique needs. The suite features a ground-level entrance with no stairs for easy access by customers, clients and employees. One restroom is already in place, with the potential to add a second restroom or utilize the additional area for storage. The adjoining suite is occupied by an established chiropractic practice owned by the building owner, contributing to a professional and well-maintained business environment. Lease terms are simple and tenant-friendly, with tenants responsible only for monthly rent and utilities, while the owner covers property taxes, building insurance, landscaping, snow removal and exterior grounds maintenance. An existing roadside sign includes space for your business signage, providing valuable visibility and exposure to passing traffic. The property is surrounded by a variety of successful businesses including an auto accessory retailer, printing company, medical and dental offices, a law office and other professional services. Whether you are launching a new

venture, expanding your operations or relocating your business, this versatile commercial space offers an outstanding location, excellent accessibility, strong visibility and significant growth potential. The owner is seeking a 3- to 5-year lease term with annual rent increases of 5%. Prior to occupancy, the owner will remove all remaining items and prepare the space for tenant build-out.

Listing Office

List Team Name: [The Lopez Team](#)
Listing Agent: [Pam Parks](#) (3086163) (Lic# WV0029738) (304) 283-9704
Listing Agent Email: pamparkswv@gmail.com
Broker of Record: [Suzette Neff](#) (3359918) [Click for License](#)
Listing Office: [ERA Liberty Realty](#) (ELIB2) (Lic# 002085-00)
1018 Jefferson Ave, Charles Town, WV 25414-1249
Office Manager: Amy Parrish (3301403)
Office Phone: (304) 728-2000 Office Fax: (304) 728-2002
Office Email: suzette.neff@oakcrestrealty.com

Showing

Showing Contact: Go and Show - No Showing Contact ☺ - [Schedule a showing](#)
Showing Requirements: Schedule Online, Show Anytime, Sign on Property, Vacant
Showing Method: In-Person Only
Directions: From I-81 take Exit 16 West/Rt 9 toward Hedgesville. Turn Left on Crimson Cir. Property on your Right.

Showing Provider:	ShowingTime
Lock Box Type:	Combo
Lock Box Location:	Main Door

Listing Details

Original Price:	\$2,500.00	Owner Name:	Ceeport Holdings LLC
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	47 / 47
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Dual Agency:	Yes	Expiration Date:	06/08/27
Listing Term Begins:	06/08/2026	Seller Concessions:	Yes
Listing Entry Date:	06/08/2026		

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