

The Fayette Clinic — For Sale or Lease

3779 Lochgelly Rd, Lochgelly, WV 25866 (near Oak Hill)

In the heart of the New River Gorge National Park and Preserve

Location Highlights

- Just 2 minutes from US Route 19 Expressway
- Minutes from The Summit Bechtel Reserve Scout Center
- Positioned within America's newest National Park, The New River Gorge National Park and Preserve, a growing destination for tourism and business

Property Details

- Spacious 12,600 square feet across three stories
- Originally constructed in 1939 as the New River Coal Company store, built to endure
- Designed primarily for medical use with exam rooms, offices, reception, and storage on each floor
- The upper-level houses a fully equipped dental clinic
- Multiple gas and electric meters with separate entrances allow for flexible multi-tenant occupancy
- All utilities are connected and operational
- Located outside city limits with no B&O taxes
- Ample private paved parking lot

Investment Opportunity

- Income-producing property with excellent potential for medical and professional tenants
- Approximately 2 acres of land
- Plateau Tax District 02, Fayette County
- Deed Book References: Book 507 Page 580 and Book 662 Page 729
- 2024 property taxes: \$5,731