

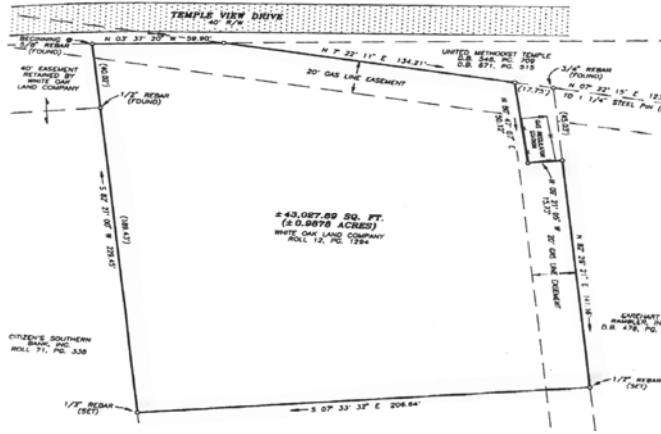
190 Temple View Drive,  
Beckley, WV

[www.huntingtonrealty.net](http://www.huntingtonrealty.net)  
(304)-525-5910

Huntington Realty Corporation

**For Sale or Lease**

190 Temple View Drive,  
Beckley, WV



**Sale = \$600,000**  
**Rent = \$6,500/mo. NNN**



Former Nationwide Insurance Office Building

**Huntington Realty Corporation**

630 1/2 Seventh Avenue  
Huntington, WV 25701

Phone: 304-525-5910  
Fax: 304-525-0509  
E-mail: [jimstclair@wvdsi.net](mailto:jimstclair@wvdsi.net)

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**Gross building area:** 4,770 square feet

**Land:** .0987 Acres

**Framing:** Closely spaced wood studs.

**Exterior Walls:** Face brick with wood accent trim.

**Roof:** Pitched with composition shingle cover. Aluminum gutters, downspouts and attachments.

**Windows:** Aluminum (bronze) frame with double-glazed glass.

**Doors:** Interior are wood (cherry stained) in hollow metal frames.

**Floors:** Concrete slab with carpeting, composition vinyl tile and ceramic tile coverings.

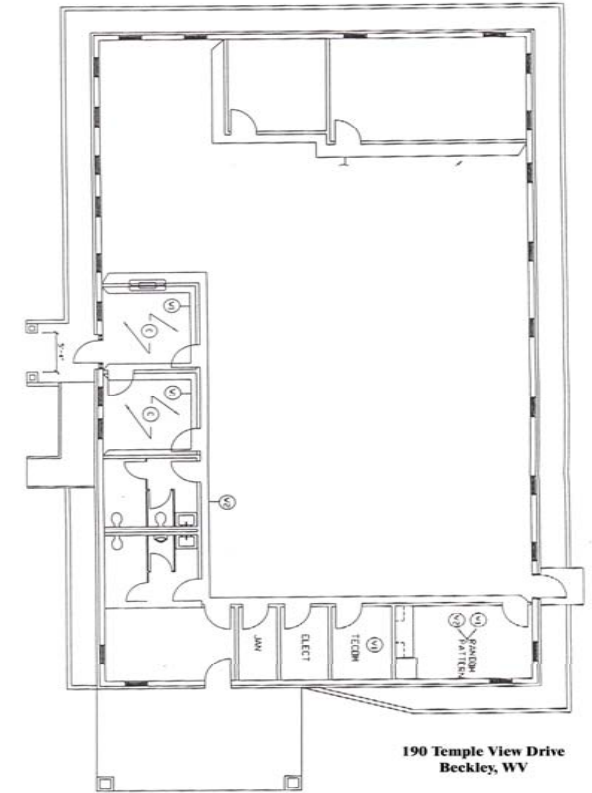
**Interior walls:** Painted gypsum board with some wall coverings. Restrooms have ceramic tile around fixtures.

**Ceilings:** Suspended metal grid system with lay-in acoustical tiles and recessed fluorescent light fixtures.

**HVAC: Electric:** Two central heating and air-conditioning units (heat pump).  
Power (600-amps) seems adequate for intended use; three-phase, 4-wire, 208/120 volts with all wiring in conduit.

**Plumbing:** PVC supply and disposal lines. Men and women restrooms are ADA accessible with china fixtures.

**Site Improvements:** Asphalt paved parking area (31 parking spaces), concrete sidewalk and curbs, and landscaping.



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