

2508 Locust Grove Rd, Bethany, WV 26032

MLS#: **5236528**

Status: **Active**

Recent: **08/28/2026 : New Listing**

Prop Type: **Commercial Sale**

Sub Type: **Industrial**

List Price: **\$699,000**

DOM/CDOM: **8/8**



List Dt Rec: **08/28/2026**

Lot #:

Unit:

County: **Brooke WV**

List Date: **08/26/2026**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Exp Dt: **02/26/2027**

Parcel ID: **TX B48000700020000**

Twp: **Bethany**

Subdiv:

School Dist: **Brooke WVCSD**

Yr Built: **1989/Public Records**

SqFt Total: **17,000**

\$/SqFt: **\$41.12**

Map:

Directions: **From WV-2 N/River Road turn onto WV-67 E for 6.1 miles, turn right onto WV-88 S for 2.6 miles, sharp left onto Co Hwy 11/1, immediate left into the parking lot.**

Legal/Taxes

Taxes: **\$4,570**

Tax Year: **2025**

Assessment: **No**

Homestead:

Legal: **5.629 AC LIBERTY ROAD & OIL & GAS (POOL-BALL NORTH UNIT)**

Annual RE Tax:

Zoning: **Commercial**

General Information

Approx Fin SqFt: **17,000/Owner**

Industrial SqFt:

Traffic Ct/Day:

Office SqFt:

Lot Size (acre): **5.63**

Residential SqFt:

Lot Size Source: **Auditors Website**

Location:

Rural

Parking:

Cost:

Other

Business Type:

Commercial, Industrial

DriveIn Doors: **2**

DriveIn Door Max Hgt: **14**

Drive In Door Min Hgt:

Ceiling Height:

Features

Basement: **No, None**

Bldg Feat: **Meeting/Conf. Room, Overhead Door(s), Private Restroom, Public Restroom**

Fence: **Barbed Wire, Chain Link, Perimeter**

Heating: **Electric, Forced Air**

Roof: **Metal**

Cooling: **Central Air**

Water: **Public**

Sewer: **Other**

Parking: **Gated, Parking Lot, Paved**

Prop Cond: **Actual YBT**

Location: **Rural**

Current Use: **Commercial, Industrial, Mixed Use, Vacant**

Remarks:

Former Windsor Coal Mine Facility – Exceptional opportunity to acquire a substantial commercial/industrial facility offering approximately 17,000 square feet of space situated on approximately 5.6 acres. Formerly utilized as part of the Windsor Coal Co, this unique property offers extensive infrastructure and a versatile layout suitable for a variety of commercial, industrial, service, storage, or operational uses. The building features two large garage/shop areas equipped with newer 14-foot overhead doors, along with electricity, water, and floor drains. The first floor was painted and received various updates approximately five years ago. The expansive interior includes more than 20 individual office spaces, 6+ conference/meeting rooms, multiple locker and shower rooms, 10+ restrooms, several kitchenette/breakroom areas, and three tool cribs, providing an excellent combination of administrative, employee, and operational space. Outside, the property offers a multi-acre asphalt parking and staging area capable of accommodating substantial employee parking, equipment, or fleet vehicles. The site is fully fenced with two locking access gates and also features a helicopter pad. Additional infrastructure includes three-phase electric service and an on-site sewage treatment plant with a reported capacity of approximately 30,000 gallons per day. With its substantial square footage, extensive parking and staging areas, secure fenced grounds, large garage spaces, and existing commercial infrastructure, this property presents a unique opportunity for an owner-user, industrial operation, contractor, transportation or fleet operation, equipment facility, or investor seeking a highly adaptable commercial property.

Green Energy

Energy Cert: **No**

Engy Cert Lvl:

Engy Cert Date:

Info Statement: **No**

Energy Effic:

Agent/Broker Info

List Agent: **Ciera Youschak (230302673)**

Contact #: **412-651-5300**

LA Email: **cyouschak@cedaronerealty.com**

LA License #: **WV 230302673**

Co List Agt: **Carlo Agresta (230302723)**

Co License #: **WV 230302723**

Contact #: **740-457-3061**

Attrib Cnt: **cyouschak@cedaronerealty.com, 412-651-5300**

List Office: **Cedar One Realty (20140)**

Office Phone: **304-914-4400**

Office Fax: **304-914-4401** **Broker: Joe Luckino**

Brokerage Lic: **005309**

Co List Off: **Cedar One Realty (20140)**

Brokerage Lic: **005309**

Co LA Email: **cn.agresta@gmail.com**