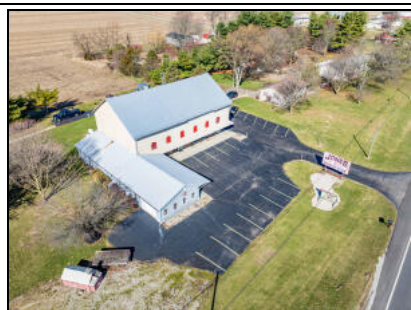


8724 US Highway 68 N, West Liberty, OH 43357
1044268 - Active

WRIST Detail - Public
List Price: \$875,000



City: West Liberty
Zip: 43357
County: Champaign
Parcel ID #: I300913260002701
Township: Salem
Tax Year: 2025
Semi Annual Tax: \$2,517.63

Area: 410 Salem Township
Property Type: Commercial Sale
Acres: 2.47
Lot Size: 411x232x411x222'
Year Built: 1995
Total SqFt: 10,136

New Financing: 1031 Exchange; Cash;
Conventional; Other
New Financing

Condo/Lot: No
HOA/COA: No

Directions: US 68 South of West Liberty between Pimtown Road and St Rt 507.

Property Description

Business Type: Arts and Entertainment;
Books/Cards/Stationery; Furniture; Gift Shop; Hobby;
Jewelry; Mobile/Trailer Park; Professional Service; Rental;
Residential; Sporting Goods; Storage; Variety; Warehouse

Ownership: Occupant
Occupant Type: Owner
Occupancy: Negotiable

Architectural Style: Combination; Metal Frame; Modular;
Wood Frame

Exterior: Vinyl Siding; Other

Structure Type: Business; Manufactured House; Mixed
Use; Retail

Basement: Crawl Space

Other Structures: Shed(s)

Possible Use: Office; Professional; Retail; Special; Other

Parking: On Site; Parking Lot

Road Frontage Type: Highway

Road Surface Type: Asphalt

Appliances: Range; Refrigerator

Utilities: Propane

Heating System: Electric; Forced Air; Heat Pump; Propane;
Other

Water Source: Well

Sewer: Septic Tank

New Financing: 1031 Exchange; Cash; Conventional;
Other New Financing

Special Features: Bath 1st Floor; Bed 1st Floor

Public Remarks: An exclusive opportunity! Enjoy this mixed-use property just south of West Liberty on US Hwy 68. This 2.469-acre parcel includes a well-established retail barn and two homes. Turn your ideas into reality with this rare business opportunity. The centerpiece of the property is the 6,992± SF Country Store barn with a retail space, half bath, pellet stove and heat pump, walkout upper level, work room with washtub, and foam insulation plus an additional 960 SF commercial storefront added in 1996. The addition could be used as a separate space with designated parking and it's own entrance. The barn roof was seal-coated in 2021. Business inventory excluded from sale. Outside you'll find blacktop and gravel parking for approx. 20+ vehicles, a storage shed, an owned propane tank for building (owned) plus a buried propane tank (leased). Home One is a 2-bedroom, 2-bath modular built in 1995 with updated flooring, paint, kitchen appliances (2023), laundry room, covered back porch, fenced yard, and a main suite with private bath. Home Two is a 2-bed, 2-bath manufactured home (built in 1982) with updated windows, pantry, propane furnace, front and back porches. Located in Salem Township and West Liberty-Salem School District, this property is zoned B-1, ideal for multi-generational living, small business, investment, or flexible live/work setup. Proof of funds or pre-approval is required for all showings. Call today for your appointment!

Virtual Tour [Click to View Virtual Tour](#)

Listing Date: 03/12/2026

Status Change Date: 03/12/2026

DOM: 76 /

Listing courtesy of:



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