



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**

Commercial Storefront in Cedarville!

FOR SALE!



**26 S. Miller St.
Cedarville, OH 45314**

PROPERTY FEATURES:

- **1,509 SQ FT Building**
- **Village Business District zoning is suitable for Small Business, Service Based business, or Office Space**
- **Convenient location near S. Main Street and Downtown Cedarville**
- **Surrounded by other established businesses and services**

\$175,000



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-Commercial
-Investments
-Land

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Fact Sheet

Address:	26 S. Miller St. Cedarville, OH 45314
Price:	\$175,000
County:	Greene County
City:	Cedarville
Building Size:	1509 SQ FT
Signage:	Front of space and front shared sign
Year Built:	2005
Zoning:	VB Village Business District
Parking Spaces:	Shared Parking Lot
Ceiling	8'9"
Main Room	43'x22.5'
Roof:	Covered by HOA
Electric:	200 amp 1 Phase
Restrooms:	1
Taxes:	\$2297.22 yearly
Condo Fees:	\$1400 per year. Paid quarterly. Includes- Trash, Snow Removal, Landscaping, Building exterior, Parking lot.

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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Property Description:

Rare opportunity to own a versatile commercial storefront in the heart of Cedarville! This approximately 1,509 sq. ft. space is ideally located within Cedarville Crossings and offers excellent potential for a variety of business ventures.

Currently operating as a full-service beauty salon, the property can be purchased as a turn-key operation with equipment included or cleared out to provide a blank canvas for your own business concept. The open-concept layout features multiple perimeter rooms suitable for storage, mechanicals, restroom facilities, and a kitchenette.

Previously operated as a thriving laundromat, the space retains existing plumbing infrastructure, providing an excellent opportunity for a future owner looking to convert the property back to a laundromat or pursue another plumbing-intensive business use.

Located in Cedarville, a growing college community with strong local and student traffic, this property offers flexibility, visibility, and endless possibilities for an owner-user or investor. Whether you're looking to start a salon, bring a new business concept to the community, or take advantage of the existing infrastructure, this property is ready for its next chapter.

HVAC system replaced in 2019. Don't miss this unique opportunity to own commercial space in the heart of Cedarville!

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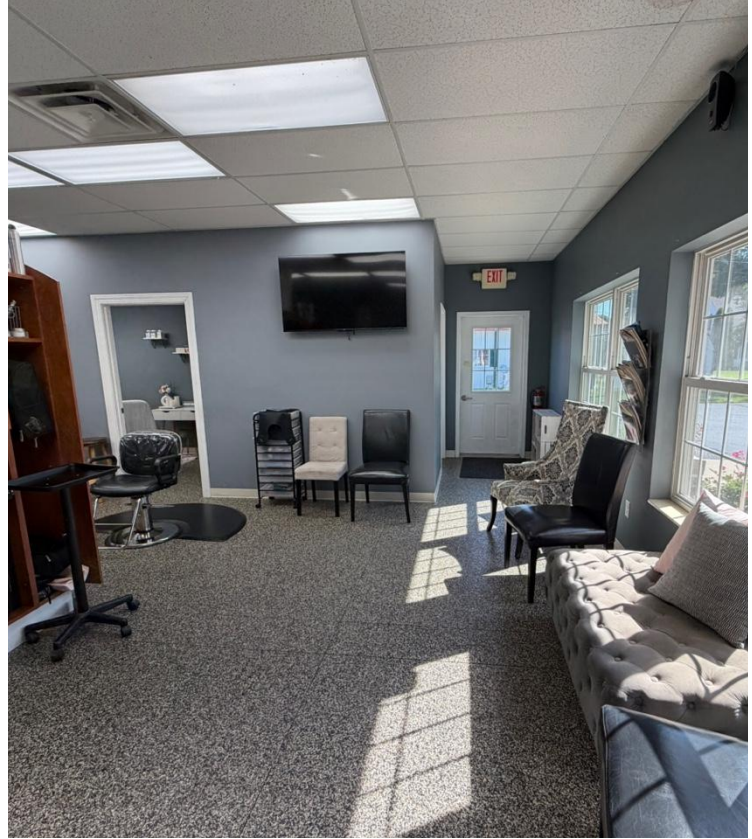
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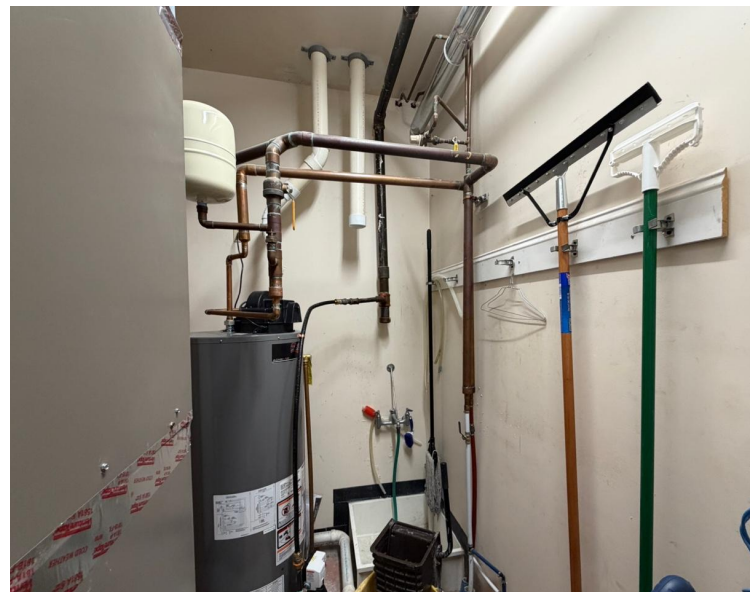
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26 S. Miller St. Cedarville, OH 45314

MAIN BUILDING



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