



JUST LISTED

3249 CORAL ROAD NW MALVERN, OH 44644

Unlock the potential of this exceptional mixed-use commercial property in a prime Malvern location! Situated between SR 43 and Coral Road with direct access from Coral Road, this versatile property offers outstanding visibility, with approximately 8,000 vehicles passing by each day - providing excellent exposure for your business or investment. Set on 2.4 acres, the possibilities are endless. Whether you're looking for retail, office space, a showroom, contractor headquarters, warehouse, studio, or another commercial venture, this flexible property is ready to accommodate a wide variety of uses. The upper level features a spacious open-concept area with carpeting and a full bathroom, making it ideal for offices, meeting space, a showroom, or additional business operations. The lower level offers a massive open garage/workshop with an 11-foot overhead door, 11'4" ceiling height, and a forced-air gas furnace, creating the perfect space for storage, equipment, inventory, or light industrial use. If you've been searching for a property with high traffic counts, incredible flexibility, and room to grow, this is an opportunity you won't want to miss. Bring your vision and make this outstanding Malvern commercial property your next successful investment!

LISTED FOR: \$599,000



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