



FOR SALE

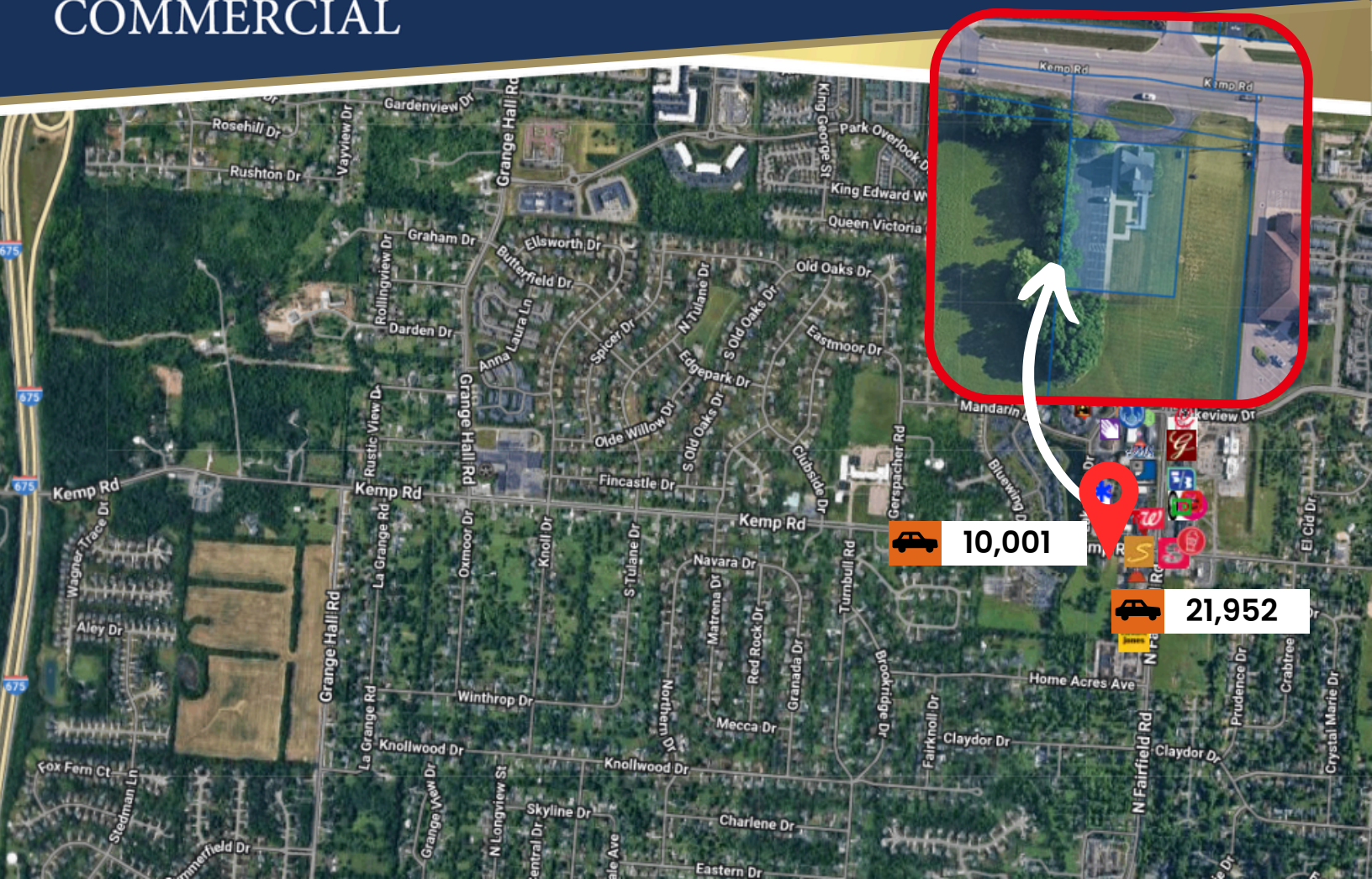
**3299 KEMP RD.
BEAVERCREEK, OH 45431**

Property Highlights

- BEAUTIFUL STONE OFFICE BUILDING IN A GREAT LOCATION, IN BEAVERCREEK, OHIO.
- CLOSE TO I-675, RT 35, I-70, WPAFB, SHOPPING, DINING, RESIDENTIAL, HOSPITAL, OTHER COMMERCIAL AND MORE.
- APPROXIMATELY 2,926 SF BUILDING.
- BUILDING CAN ACCOMMODATE SINGLE OR MULTIPLE TENANTS, PROVIDING OPPORTUNITIES FOR EITHER AN INVESTMENT PROPERTY, OWNER USE, OR BOTH!
- CURRENTLY ONLY 1 SPACE AVAILABLE.
- PLENTY OF ROOM FOR EXPANSION OF EITHER THE BUILDING OR PARKING LOT, WITH ZONING APPROVAL.
- IDEAL FOR AN ATTORNEY, REAL ESTATE PROFESSIONAL, INSURANCE, HEALTH CARE, ACCOUNTING, ETC..

Offered at: \$449,900





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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	23,411	132,460	465,518
HOUSEHOLDS	9,705	55,881	195,331
HH INCOME	\$117,754	\$88,712	\$81,640

High-Visibility Commercial Stone Building - Prime Beaver Creek Location

Well-known, character-rich stone building located on Kemp Rd. near the intersection of N Fairfield Rd.—one of Beaver Creek's most visible and highly trafficked corners. A rare opportunity to own a flexible, income-producing property in a high-demand corridor.

Current Layout & Occupancy

- Main Floor: Professional lobby and 3 private spa suites—all currently leased.
- Fully Renovated Lower Level: 2 additional spa suites, shared lobby, and bathroom—also fully leased.
- Second Floor: Large executive office, secondary private office, and a full bathroom with shower—ideal for owner use or additional rental income.

Flexible Investment or Owner-Use Opportunity

- Investor Model: Five spa suites currently generate approximately \$2,500/month in gross rent. Tenants are on flexible, month-to-month terms, providing steady income and future flexibility.
- Owner-Use Model: Use the second floor as your office space while collecting rent from the lower levels. Or, given all tenants are on month-to-month leases, repurpose the entire building for your business needs.

Property Highlights

- Approx. 2,926 SF finished space (main, second, enclosed porch, and lower level)
- PUD Zoning—among the most flexible zoning designations in Beaver Creek, allowing a wide range of commercial and professional uses
- .475-acre lot with potential to add a 3,000+ SF structure in the rear. Preliminary discussions with the City of Beaver Creek were favorable, but formal review and planning department approval are required. No guarantees are made.
- Roof replaced approximately 3 years ago
- HVAC replaced approximately 2 years ago
- 4,000 SF asphalt parking lot with expansion potential
- Iconic stone architecture with strong local recognition
- Taxes - semi \$3,171.10

Ideal For

- Legal, Financial, or Accounting Firms
- Real Estate or Insurance Offices
- Medical, Health Care, or Spa Providers
- Executive Suites or Professional Services

Configured for single-tenant or multi-tenant use. Excellent for investment, owner-occupancy, or future redevelopment.

For a private showing or more information, contact Mike Palmer at 937.416.9342. All showings by appointment only.

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