

**3044 Dayton-Xenia Rd.
Beavercreek, Ohio 45434**

FOR SALE



Property Highlights:

- **2,032 sq. ft. office**
- **3.34 acre lot**
- **2,500 sq.ft. outbuilding**
- **Great location**
- **Great visibility**
- **16-18 ft ceiling height**
- **120' frontage on Day-Xen Rd**
- **Room for expansion**
- **Commercial Zoning**

Sale Price: \$725,000

**Office/Commercial Available on
Busy Dayton-Xenia Rd.**

Two lots combined for almost 3.5 acres on Dayton-Xenia Rd. a half mile from N. Fairfield Rd. in Beavercreek. 2,000+ office building with a 2,500 sq.ft. warehouse building behind with drive-through capabilities and its own plumbing. Great location, ease of access and high visibility make this a great opportunity for the business looking to move or expand into the Beavercreek market.

Call for more info.

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HRI
Commercial Realty

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as-is". The submission may be modified or withdrawn at any time by the property owner.

LOCATION

Close proximity to:

- US Rt 35 (1 mile)
- I-675 (3 miles)
- W.P.A.F.B. (5.3 miles)
- Wright State (6 miles)



3044 Dayton-Xenia Rd. is located near the heart of downtown Beaver Creek. Two lots comprising almost three and a half acres on busy Dayton-Xenia Road with 15,000+ cars per day out front. The Beaver Creek Market is booming due to close proximity to Wright-Patt Air Force Base, Wright State University and the Fairfield Commons Mall corridor comprising of numerous office and retail uses and all the amenities that come along with it.



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Rear of building



500+sq.ft. basement



Rear office with handicap access to main floor



2,500 sq.ft. outbuilding

