

OFFICE CONDO | FAIRFIELD, OHIO



FOR SALE | \$160,000 | 5850 BOYMEL DRIVE, #5, FAIRFIELD, OH 45014



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FOR SALE 3CRE

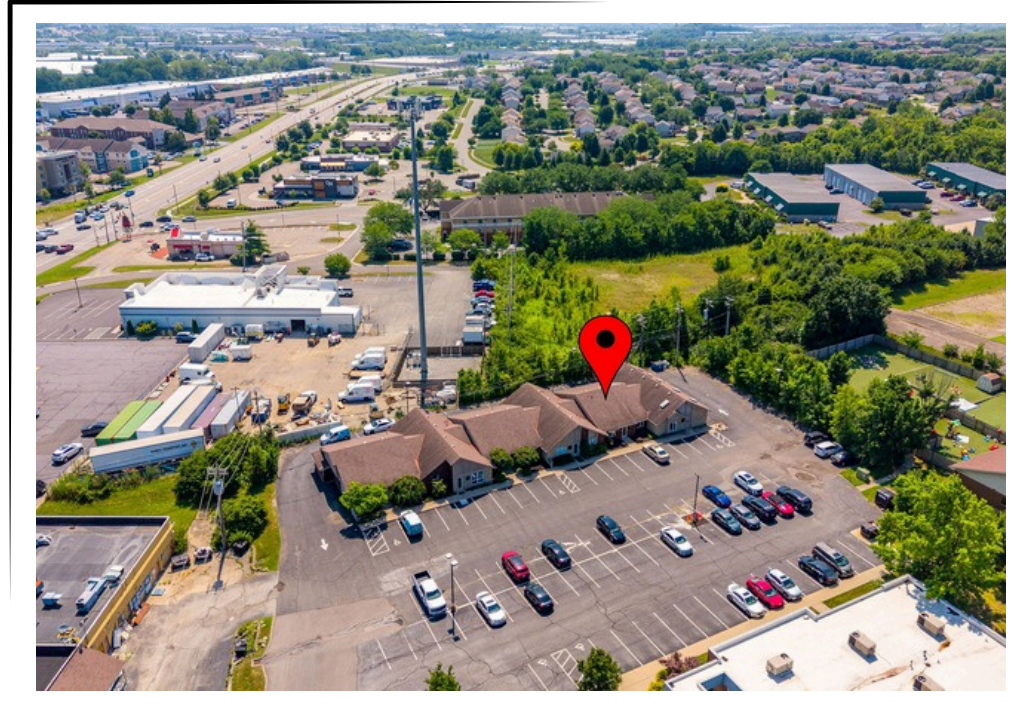
THE OFFERING:

3CRE is pleased to present 5850 Boymel Drive, #5, a premier commercial condo opportunity located in Fairfield, Ohio. Built in 1982, the spacious 2,600-square-foot property features a turnkey medical layout, completely built out with multiple private exam spaces, dedicated administrative offices, and a welcoming common reception and waiting area. Offered at an attractive asking price of \$160,000, provides an exceptional opportunity for medical practitioners or professional office users looking to own their own space without the burden of expensive renovation costs.

Strategically positioned just off State Route 4, the property benefits from an established, highly visible location within one of Fairfield's primary commercial and retail corridors. The asset is surrounded by thriving local businesses, dense residential neighborhoods, and a strong, active consumer base. This prime location ensures easy accessibility for patients and clients, excellent regional connectivity, and long-term viability for any growing professional practice.

PROPERTY HIGHLIGHTS:

- **Asking Price:** \$160,000
- **Location:** Fairfield, Ohio
- **Parcel ID:** A0700207000005 & A0700207000005T
- **Building Size:** 2,600 Square Feet
- **Year Built:** 1982
- **Layout:** First Floor + Basement
- **Turnkey Medical Layout:** Previously operated as a medical practice, completely built out with multiple private exam rooms, dedicated office spaces, and a welcoming common reception/waiting area.
- **Prime Commercial Location:** Situated in Fairfield, Ohio, just off State Route 4, positioning your business in a highly visible, established commercial and retail corridor.

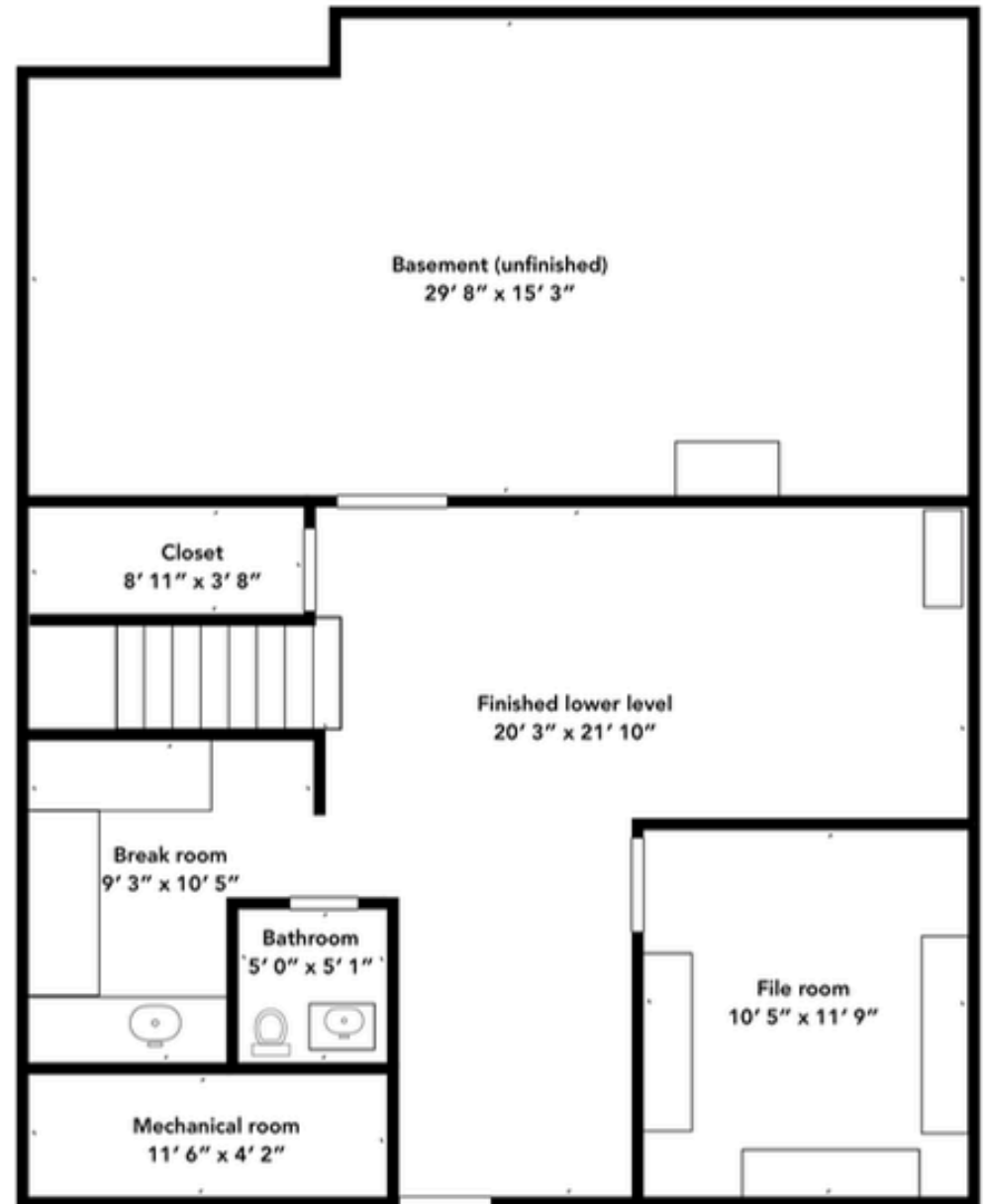




FIRST FLOOR



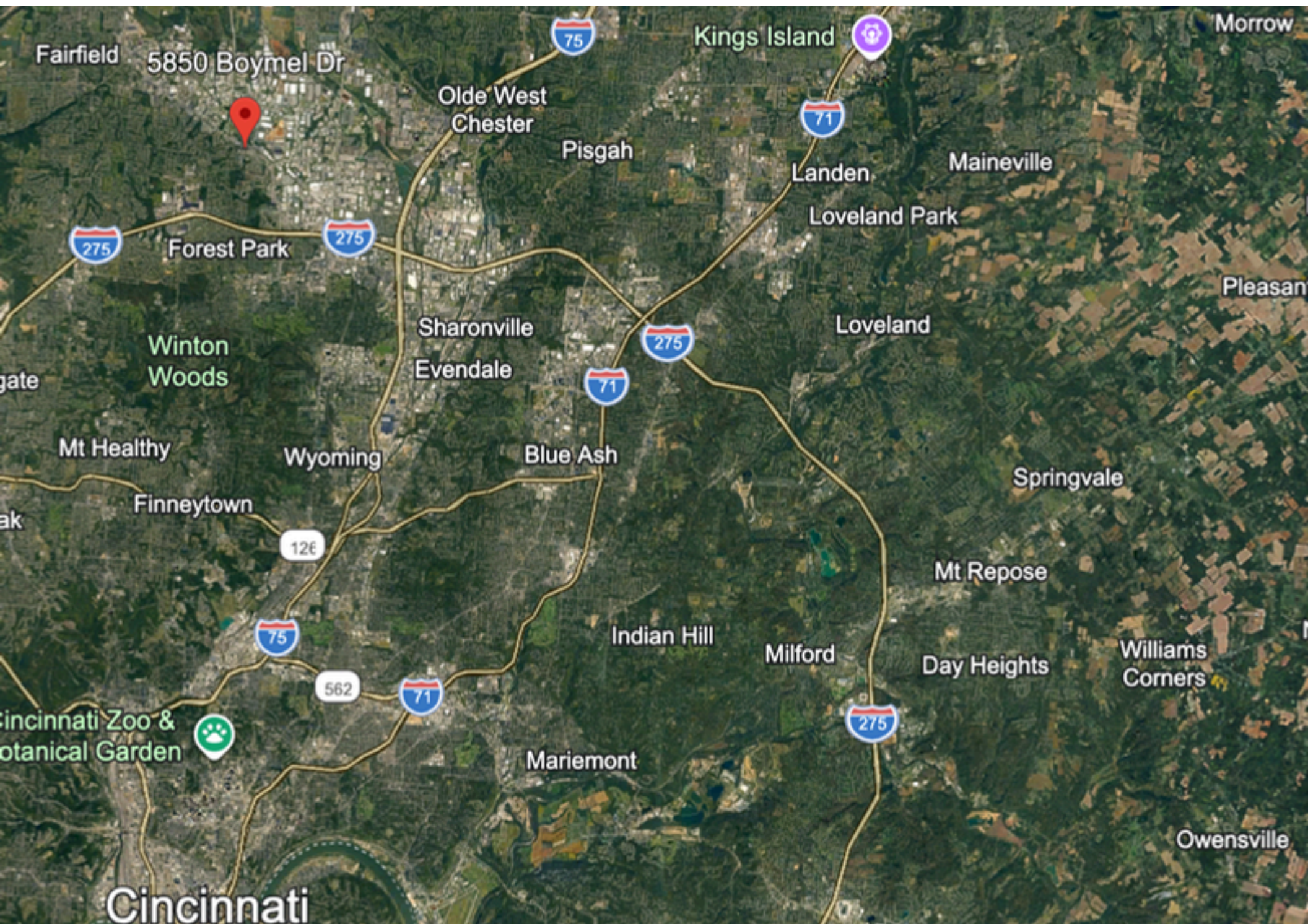
LOWER FLOOR













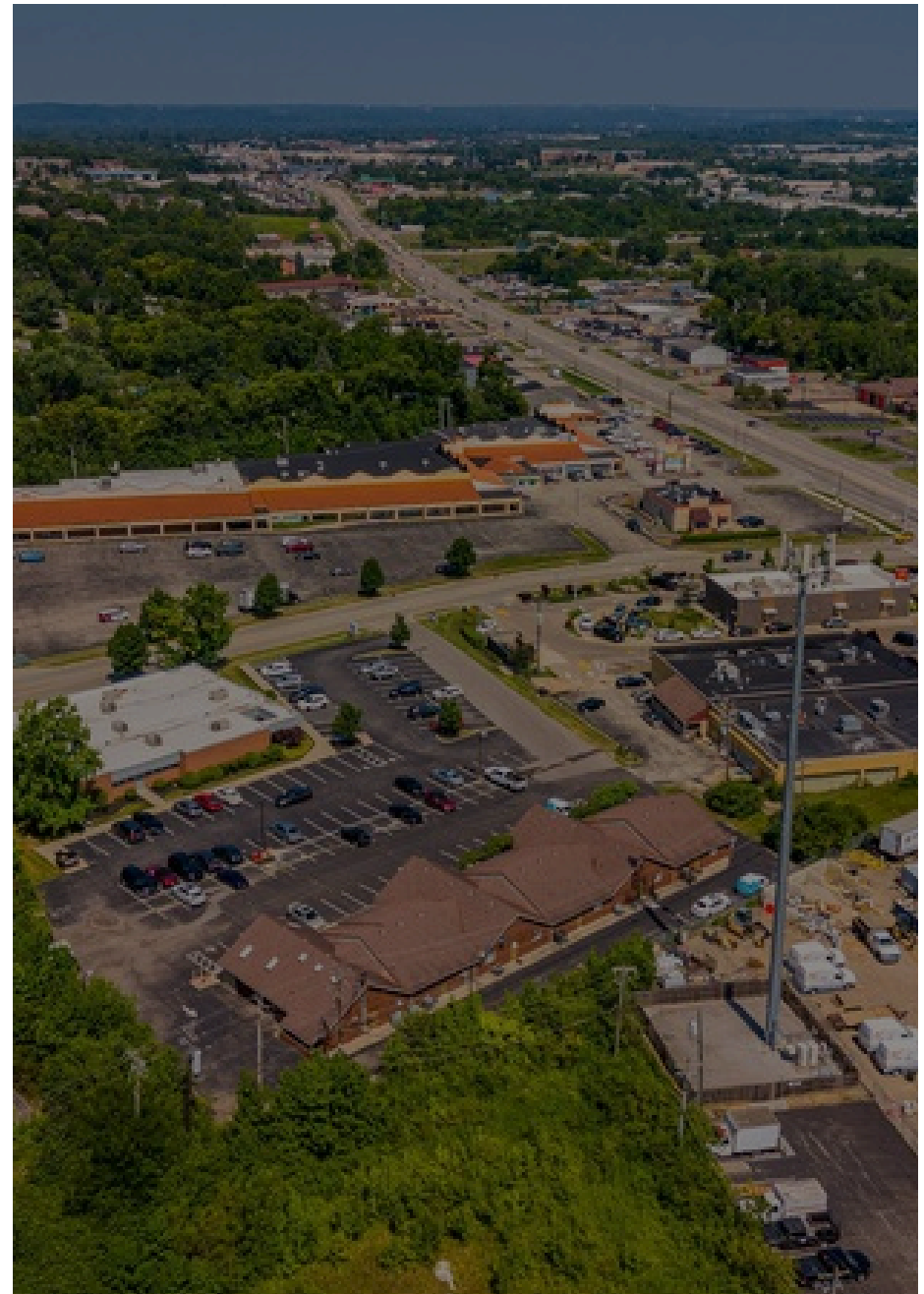
3CRE CAPITAL MARKETS



3CRE Capital Markets is a commercial mortgage banking firm focused on delivering tailored debt solutions for real estate investors. The firm provides capital advisory services across a range of asset classes, including multifamily, industrial, retail, office, hospitality, and special-use properties. With an extensive network of underwriters, 3CRE Capital structures financing aligned with each client's strategy, including acquisition financing, refinancing, construction loans, bridge financing, and permanent debt placement.

The firm differentiates itself through a relationship-driven approach, combining market expertise with disciplined underwriting. Working closely with clients from initial analysis through closing, 3CRE Capital ensures a seamless transaction experience while serving as a trusted partner for both new investors and those growing their portfolios.

Please contact our team for acquisition financing at capitalmarkets@3cre.com or (513) 745-9333





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