



FOR SALE | 2438 NATIONAL ROAD
BEAVERCREEK TWP, OH 45324

Property Highlights

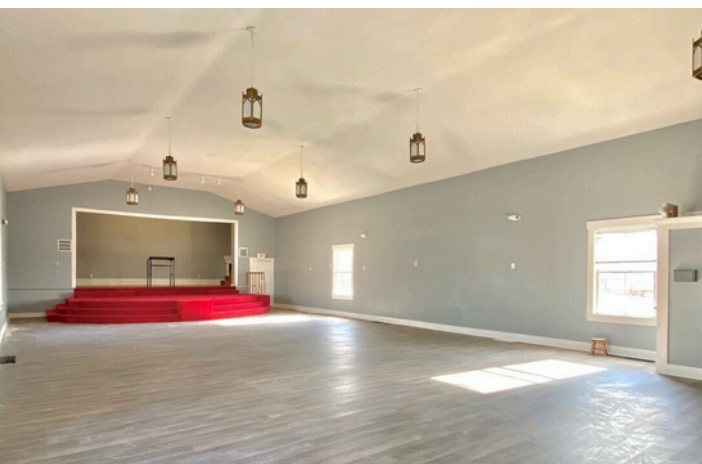
- PRIME OPPORTUNITY FOR YOUR BUSINESS WITH 5,728 SF BUILDING AND 1 ACRE
- LOCATED IN BEAVERCREEK TOWNSHIP
- EXISTING BUILDING WITH OVER 2,800 SF ON THE UPPER LEVEL THAT WAS USED PREVIOUSLY FOR WORSHIP AND CONVENTION USE
- OFFERS A 60 X 36 PLUS STAGE FEATURING A 12' HIGH CEILING
- NEW PLANK FLOORING, NEW PAINT, NEW DOUBLE-HUNG WINDOWS
- 2 OFFICES BESIDE THE FOYER ALONG WITH ACCESS TO THE LOWER KITCHEN OR BATHROOMS
- ALSO OFFERS NEW TILE FLOORS, 5 OFFICES FOR GARMENT OR SOUND STUDIO AREAS, UTILITY ROOM, AND DUAL SHOWERS FLANKED BY STAIRCASES TO BATHROOMS WITH OUTDOOR ACCESS
- LOCATED NEAR COLONEL GLENN HIGHWAY AND MINUTES FROM I-675
- CURRENTLY ZONED A2; HOWEVER, BEAVERCREEK TWP WOULD LIKE TO SEE THIS AREA TRANSITION TO COMMERCIAL USE

Offered For Sale at: \$675,000



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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	20,373	157,903	490,282
HOUSEHOLDS	8,637	66,059	206,508
HH INCOME	\$80,943	\$79,175	\$79,737



2438 National Road Beaver creek Twp, OH 45324

B42 0001-0009 0 0032 00

Lot 32 | 1.0 Acre

Building Main floor 2,864 SF | Basement 2,864 SF

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