

WORSHIP CENTER & DAYCARE WITH KITCHEN



1050 Kemper Meadow Dr, Forest Park, OH

For lease: a worship center and attached daycare/event center with a commercial kitchen.

- **Worship center: approximately 3,500 sq. ft. with fellowship area and restrooms.**
- **Daycare/event center: approximately 7,400 sq. ft.**

Zoning permits various uses, including:

- **Child Day Care Center**
 - **Individual and family services**
 - **Schools and educational services**
 - **Administration of educational and public health programs**
- Administration of social and economic programs, among others.**



eXp COMMERCIAL

Russ Kitzberger

(513) 622-9728

Russ@CREBBGroup.com



Zoning Description

(A) Principal permitted uses.

(1) Administrative offices. Administrative office functions of most uses are principal permitted uses in this District.

(B) Special exceptions authorized by the Commission. (Reserved for future modifications to Appendix "B").

(C) Accessory use. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses and special exceptions on the same lot therewith.

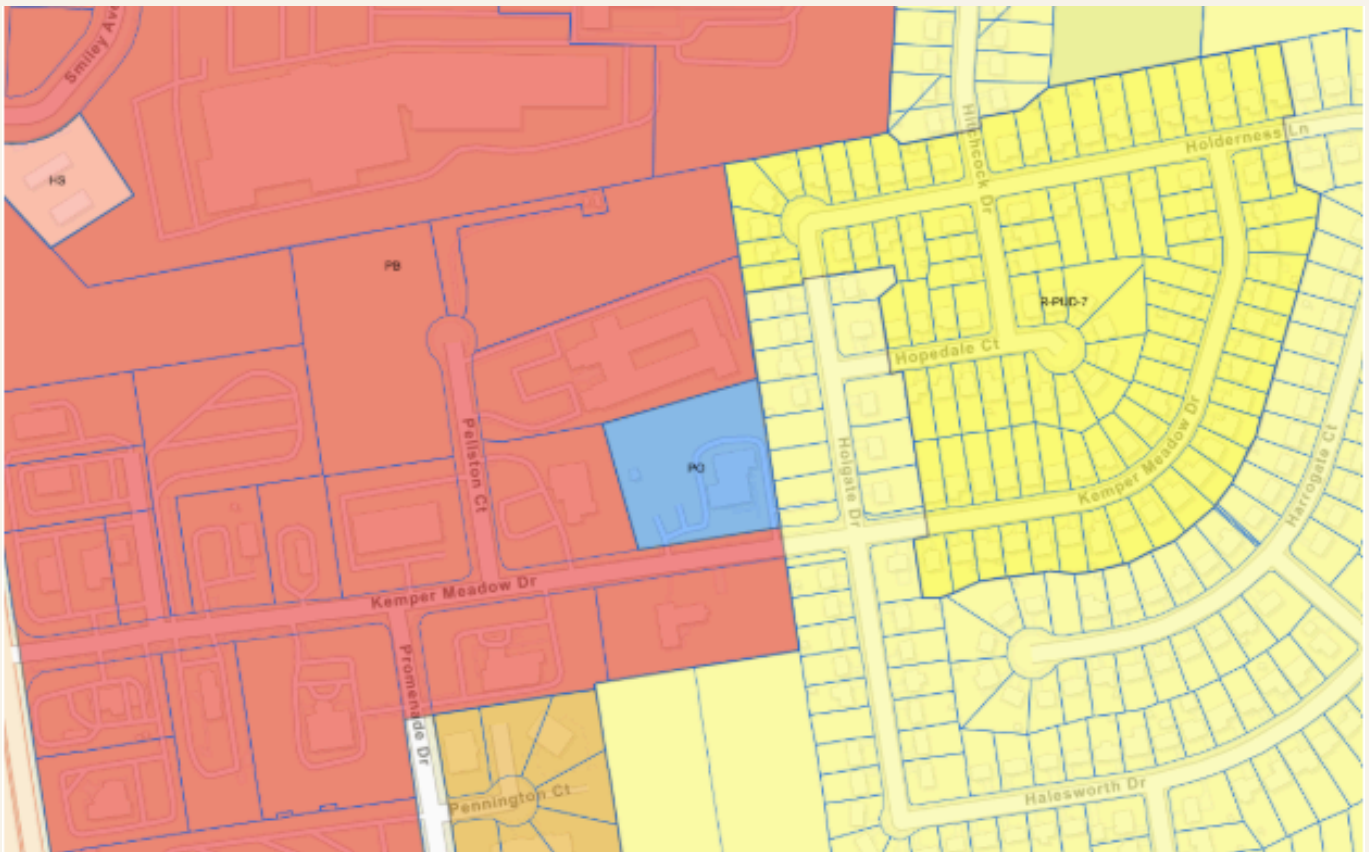
(D) Prohibited uses - (Reserved for future additions to Appendix B).

Permitted Uses

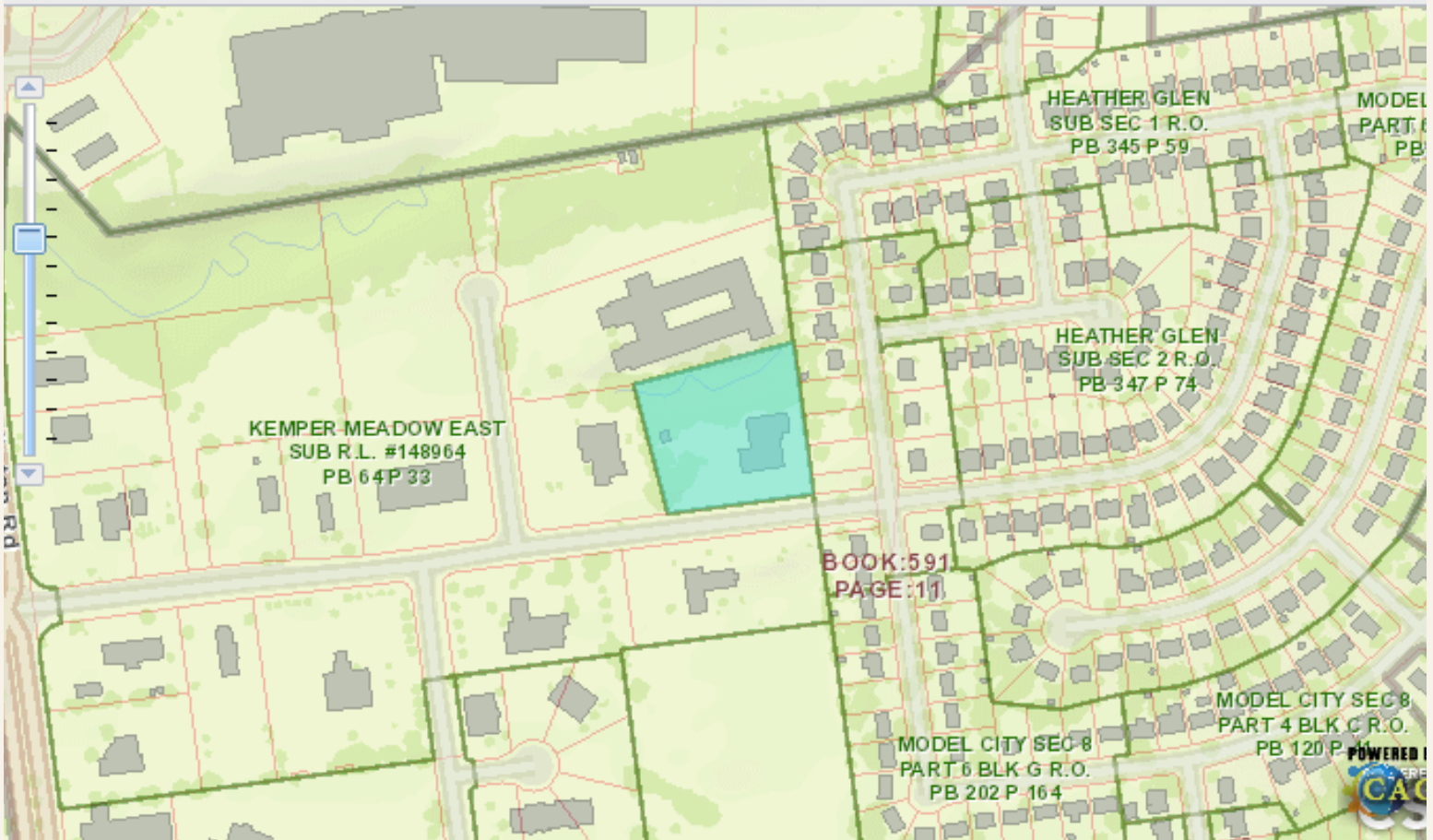
Banking
Credit Agencies Other than Banks
Security, Commodity Brokers
Insurance Carriers
Insurance Agents
Real Estate Operators, ex. Mobile Hm
Real Estate Agents & Managers
Title Abstract Offices
Subdividers & Developers, ex.
cemetery
Advertising agencies
Radio, TV, publisher representatives
Credit reporting & collection
Mailing, reproduction, design
Window cleaning
News syndicates
Personnel supply services, nec
Computer & data processing
Management & public relations
Photofinishing laboratories
Trading stamp services
Motion picture production
Offices of physicians
Offices of dentists
Offices of other health practitioners
Legal Services

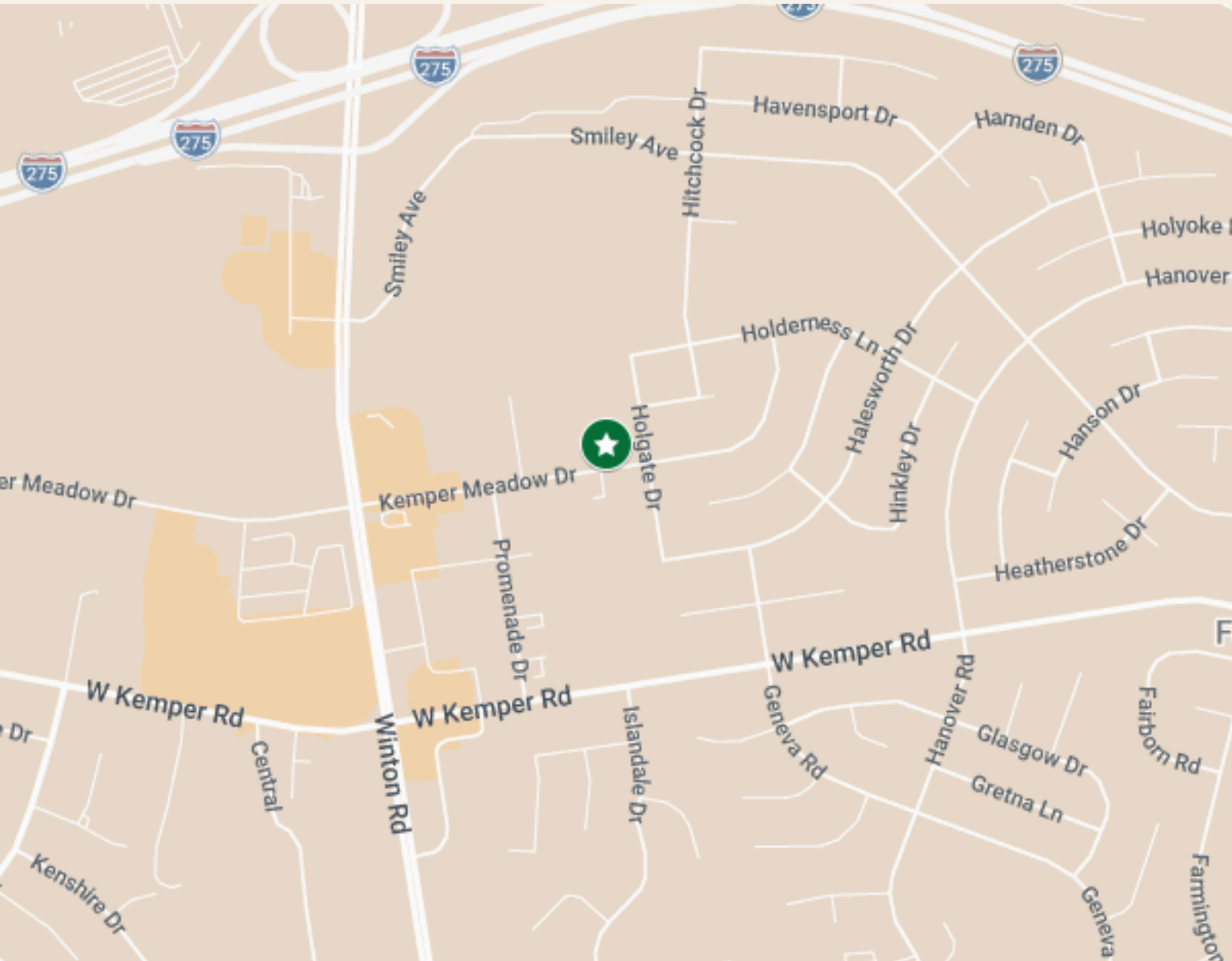
Libraries & information centers
Correspondence & vocational
schools
Schools & educational services, nec
Museums & art galleries
Business associations
Professional organizations
Labor organizations
Civic & social associations
Political organizations
Religious organizations
Membership organizations, nec
Engineering & architectural
services
Accounting-auditing-bookkeeping
Misc. Services, nec
Government - Executive and
Legislative Courts
Legal counsel & prosecution
Public order & safety, nec
Finance, Tax, etc.
Administration of Human
Resources
Environmental Quality & Housing
International affairs

ZONING MAP





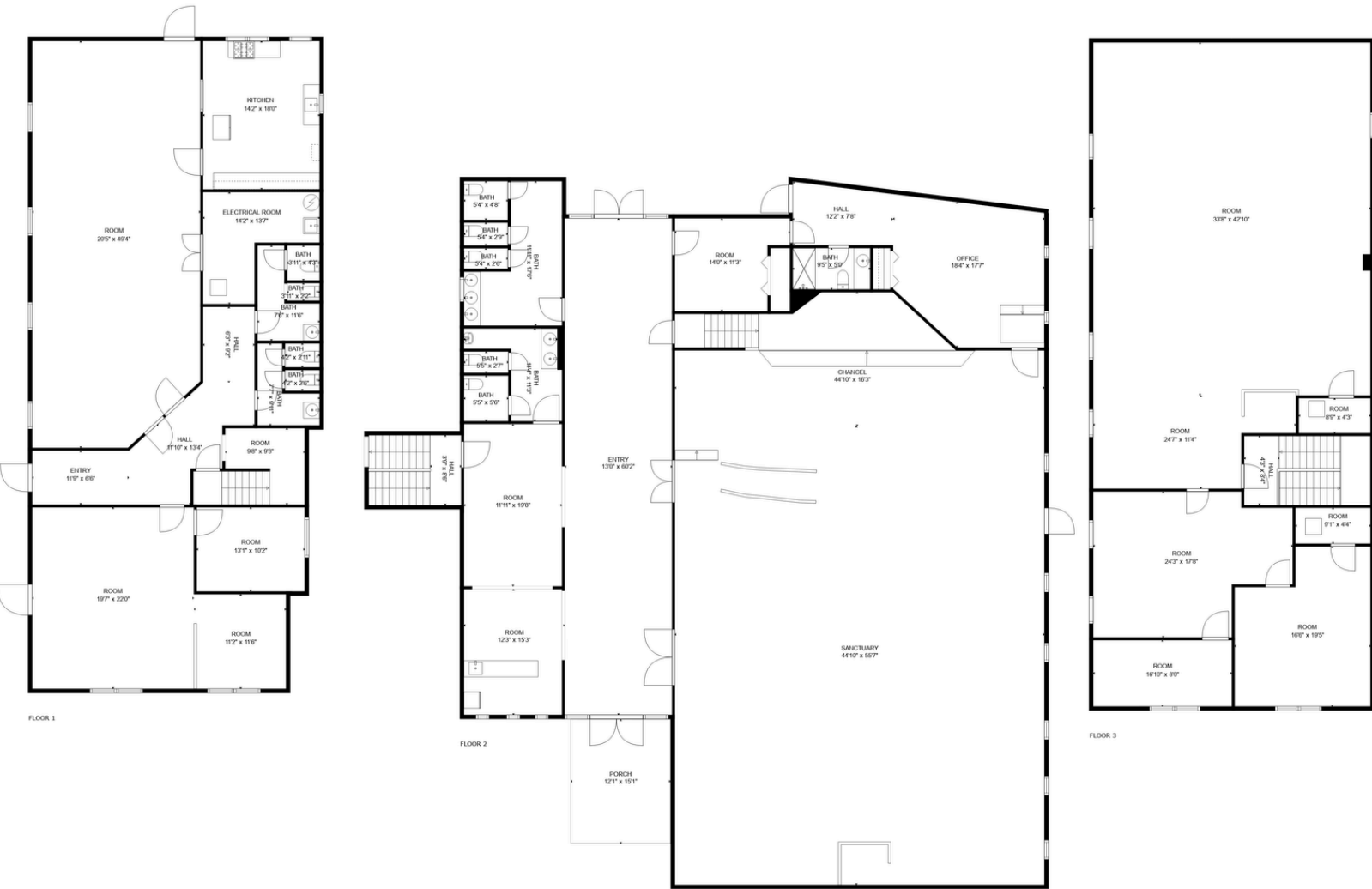






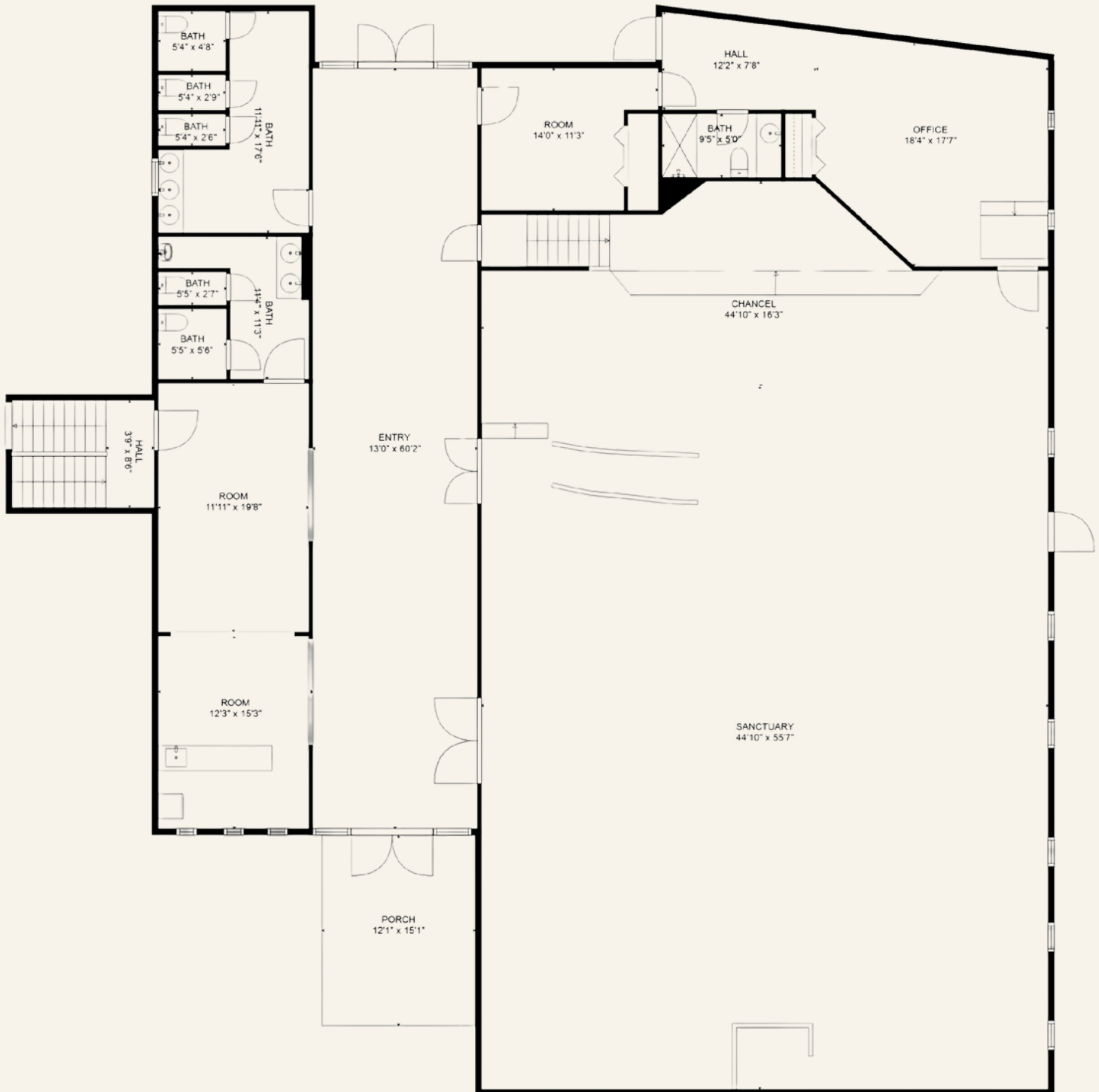


Floor Plan



TOTAL: 8133 sq. ft
 Below Ground: 2523 sq. ft, FLOOR 2: 2902 sq. ft, FLOOR 3: 2708 sq. ft
 EXCLUDED AREAS: ELECTRICAL ROOM: 133 sq. ft, PORCH: 182 sq. ft, SANCTUARY: 2494 sq. ft
 FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor Plan

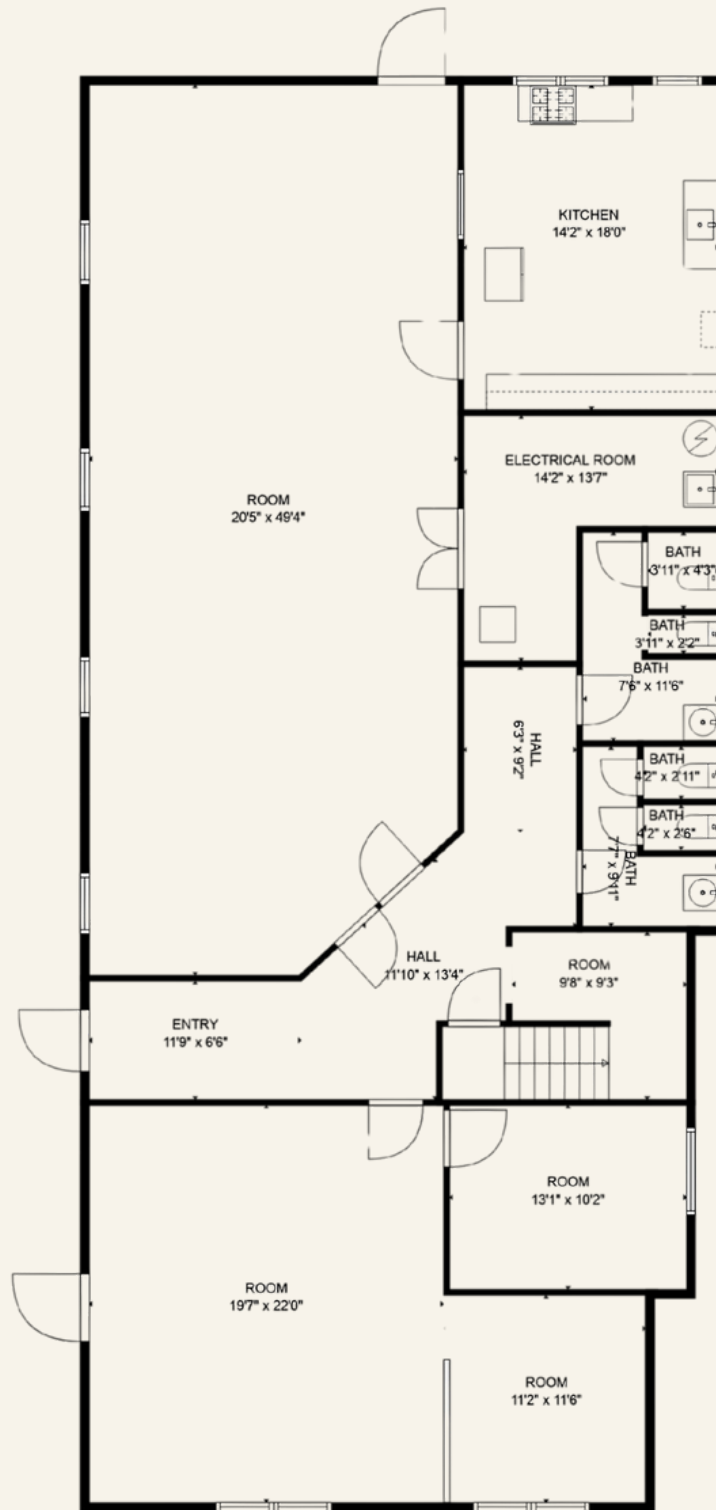


TOTAL: 8133 sq. ft

Below Ground: 2523 sq. ft, FLOOR 2: 2902 sq. ft, FLOOR 3: 2708 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 133 sq. ft, PORCH: 182 sq. ft, SANCTUARY: 2494 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor Plan

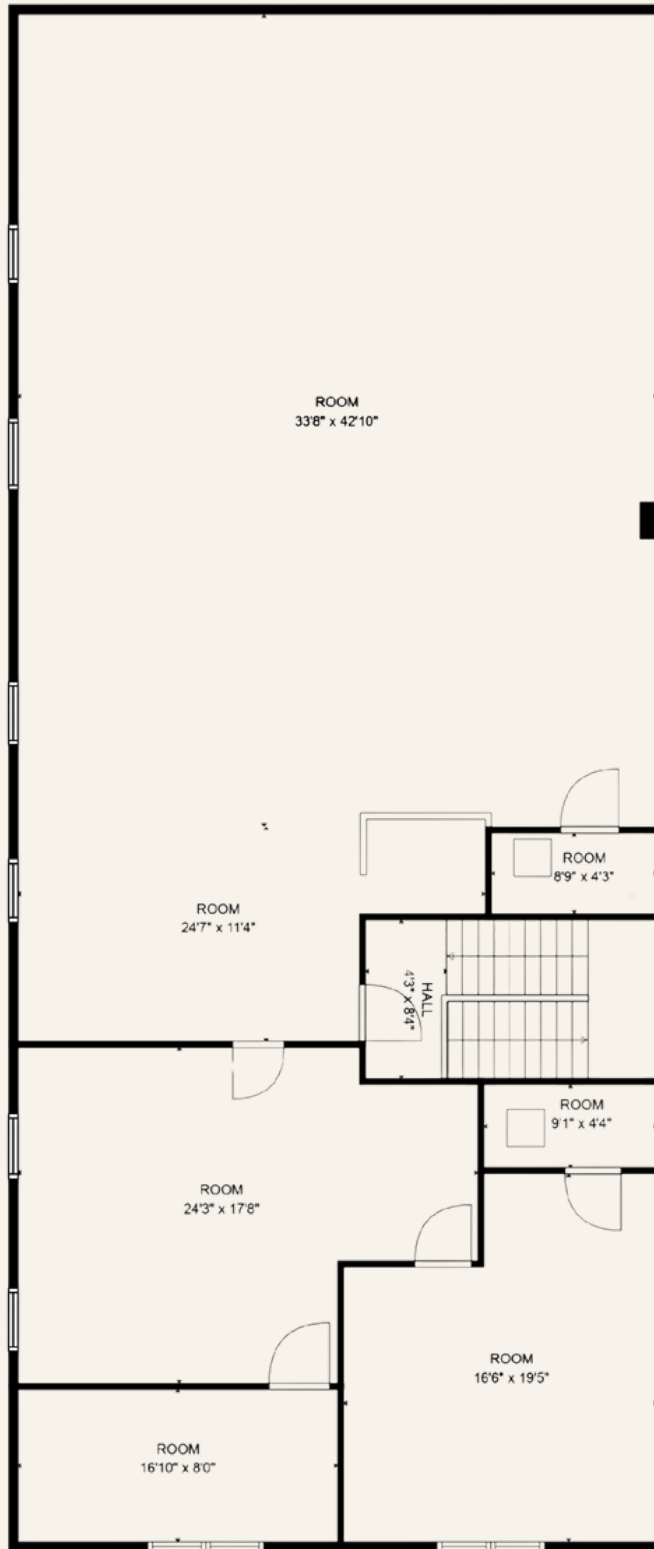


TOTAL: 8133 sq. ft

Below Ground: 2523 sq. ft, FLOOR 2: 2902 sq. ft, FLOOR 3: 2708 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 133 sq. ft, PORCH: 182 sq. ft, SANCTUARY: 2494 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor Plan



TOTAL: 8133 sq. ft

Below Ground: 2523 sq. ft, FLOOR 2: 2902 sq. ft, FLOOR 3: 2708 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 133 sq. ft, PORCH: 182 sq. ft, SANCTUARY: 2494 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Russ Kitzberger

www.CREBBGroup.com

Russ@CREBBGroup.com

513-622-9728



NATIONAL BROKER NETWORK

Sales and Leasing: Commercial, Industrial, Land. Business Brokerage



REPRESENTING OWNERS & FOUNDERS

Business owners, buyers, sellers, landlords, and tenants.



THE BEST PROPERTY RESOURCES

Access to multiple specialized commercial & business listing services, and off market networks.



About The CREBB Group



CREBB Group is a Cincinnati-based commercial real estate and business brokerage team with over 20 years of experience guiding business owners and investors through the most significant transactions of their lives. We specialize in commercial real estate sales and leasing, business brokerage, industrial real estate, and land and site advisory.

Bringing dual expertise to every engagement that few firms can match.

Backed by the national reach and technology platform of eXp Commercial, we work with brokers of record across all U.S. states and territories, Canadian provinces, and cooperating brokerage groups. Giving our clients local expertise with a North American reach.



Commercial Real Estate and
Business Brokerage Group

Begin the conversation to secure this active listing.

This document is for the the marketing purposes only. The Commercial Real Estate and Business Brokerage Group and eXp Commercial has not made any independent investigation, verification or audit of any of the information contained in this document. It is not an appraisal. While the information was assembled from sources which are generally reliable; The Commercial Real Estate and Business Brokerage Group and eXp Commercial makes no representations or warranties, expressed or implied, regarding the accuracy or completeness of the information contained herein.

In accordance with professional regulations; parties are advised that legal counsel should be sought and title be examined in regard to any contemplated transaction.

