



## Beaver Creek Station

1150 Old Mill Ln, Beaver Creek, OH 45432



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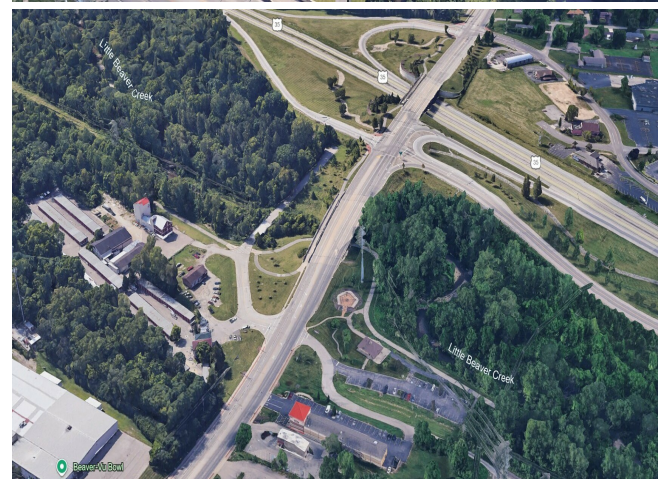


# Beavercreek Station

\$525,000

Opportunity to redevelop this site as a QSR/ franchise or many other possibilities with 25,688 VPD on Fairfield Rd. Current site has an active auto repair shop with 3 bay 30x60 masonry structure; auto repair uses could be continued on this property (current business is not for sale). Tenancy is M2M; can vacate within 30 days. Property was rezoned from I-1 to C-PUD in 2021; the permitted/conditional uses follow B-2 zoning (on attached Appendix A)-with some exclusions (also attached). Great opportunity to open a business that captures high traffic at I-35/Fairfield Rd. exit, and/or food service or store in support of adjacent bike path users. Buyer may discuss drive thru study with the City of Beavercreek. Property site is...

- 25,688 Vehicles Per Day on Fairfield Rd.
- Immediately off of Fairfield Rd. exit of I-35
- Adjacent to high-use bike path at Victoria Station stop
- Suitable for food service or retail
- Opportunity to use as an auto repair shop or redevelop



Price:	\$525,000
Property Type:	Retail
Property Subtype:	Auto Repair
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.48 AC
Gross Building Area:	2,640 SF
Sale Conditions:	Build to Suit
No. Stories:	1
Year Built:	1987
Tenancy:	Single
Parking Ratio:	1.25/1,000 SF
Zoning Description:	C-PUD
APN / Parcel ID:	B42-0005-0007-0-0046-00
Walk Score ®:	40 (Car-Dependent)

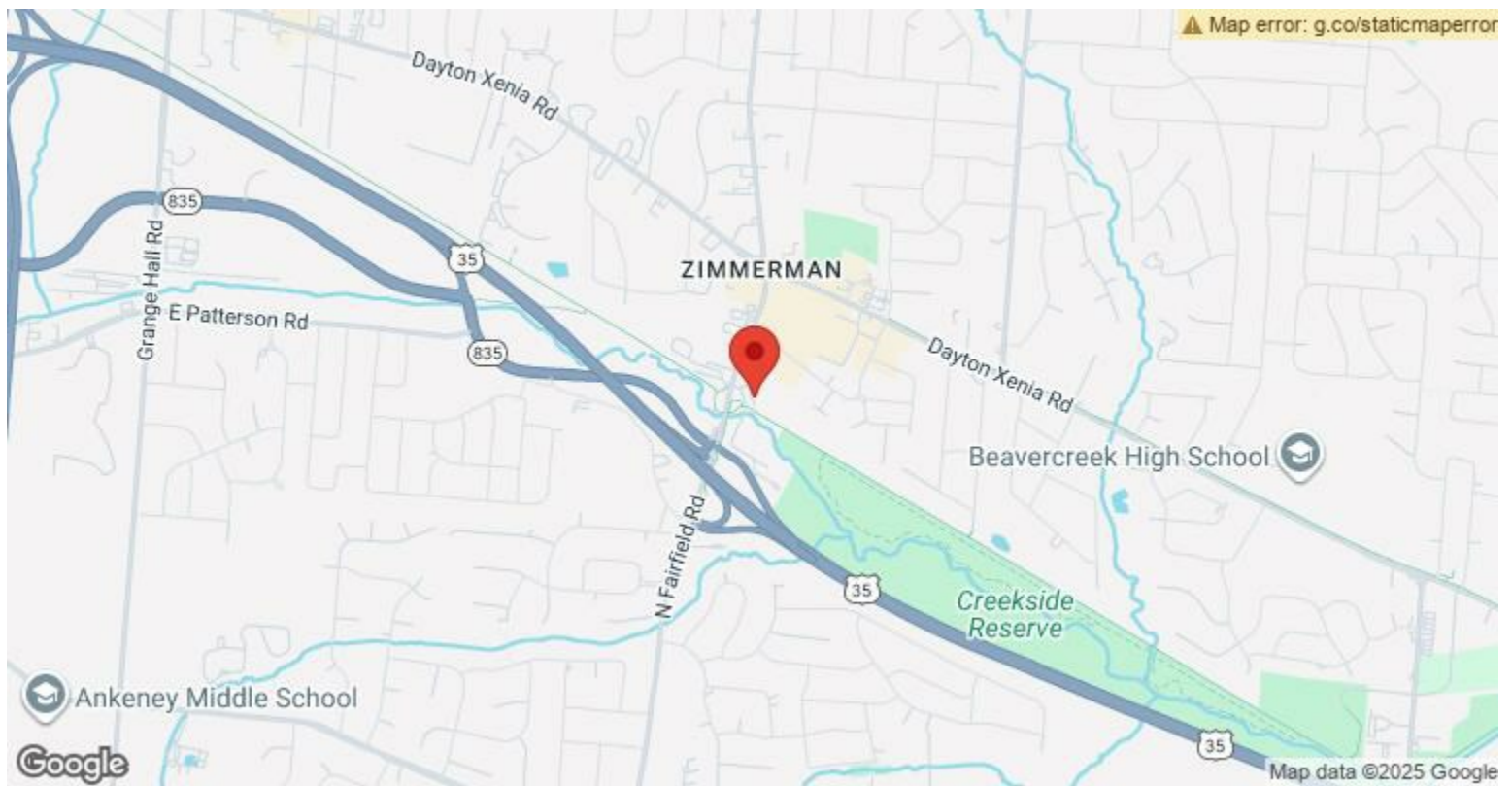
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Beaver Creek Automotive	-	





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# Property Photos





# Property Photos





## Property Photos



Auto Shop Exterior



Interior structure