



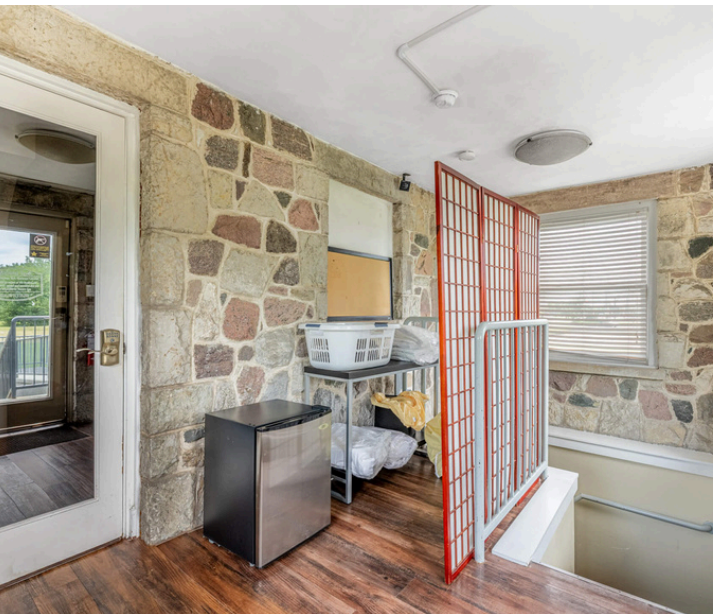
FOR SALE

**3299 KEMP RD.
BEAVERCREEK, OH 45431**

Property Highlights

- APPROX. 2,926 SF FINISHED SPACE (MAIN, SECOND, ENCLOSED PORCH, AND LOWER LEVEL)
- PUD ZONING—AMONG THE MOST FLEXIBLE ZONING DESIGNATIONS IN BEAVERCREEK, ALLOWING A WIDE RANGE OF COMMERCIAL AND PROFESSIONAL USES
- 1.475-ACRE LOT WITH POTENTIAL TO ADD A 3,000+ SF STRUCTURE IN THE REAR. PRELIMINARY DISCUSSIONS WITH THE CITY OF BEAVERCREEK WERE FAVORABLE, BUT FORMAL REVIEW AND PLANNING DEPARTMENT APPROVAL ARE REQUIRED. NO GUARANTEES ARE MADE.
- ROOF REPLACED APPROXIMATELY 3 YEARS AGO
- HVAC REPLACED APPROXIMATELY 2 YEARS AGO
- 4,000 SF ASPHALT PARKING LOT WITH EXPANSION POTENTIAL
- ICONIC STONE ARCHITECTURE WITH STRONG LOCAL RECOGNITION

Offered at: \$475,000





3299 KEMP RD. | **FOR SALE**
BEAVERCREEK, OH 45431

2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	23,411	132,460	465,518
HOUSEHOLDS	9,705	55,881	195,331
HH INCOME	\$117,754	\$88,712	\$81,640

High-Visibility Commercial Stone Building – Prime Beaver Creek Location

Well-known, character-rich stone building located on Kemp Rd. near the intersection of N Fairfield Rd.—one of Beaver Creek's most visible and highly trafficked corners. A rare opportunity to own a flexible, income-producing property in a high-demand corridor.

Current Layout & Occupancy

- Main Floor: Professional lobby and 3 private spa suites—all currently leased.
- Fully Renovated Lower Level: 2 additional spa suites, shared lobby, and bathroom—also fully leased.
- Second Floor: Large executive office, secondary private office, and a full bathroom with shower—ideal for owner use or additional rental income.

Flexible Investment or Owner-Use Opportunity

- Investor Model: Five spa suites currently generate approximately \$2,500/month in gross rent. Tenants are on flexible, month-to-month terms, providing steady income and future flexibility.
- Owner-Use Model: Use the second floor as your office space while collecting rent from the lower levels. Or, given all tenants are on month-to-month leases, repurpose the entire building for your business needs.

Property Highlights

- Approx. 2,926 SF finished space (main, second, enclosed porch, and lower level)
- PUD Zoning—among the most flexible zoning designations in Beaver Creek, allowing a wide range of commercial and professional uses
- 1.475-acre lot with potential to add a 3,000+ SF structure in the rear. Preliminary discussions with the City of Beaver Creek were favorable, but formal review and planning department approval are required. No guarantees are made.
- Roof replaced approximately 3 years ago
- HVAC replaced approximately 2 years ago
- 4,000 SF asphalt parking lot with expansion potential
- Iconic stone architecture with strong local recognition

Ideal For

- Legal, Financial, or Accounting Firms
- Real Estate or Insurance Offices
- Medical, Health Care, or Spa Providers
- Executive Suites or Professional Services

Configured for single-tenant or multi-tenant use. Excellent for investment, owner-occupancy, or future redevelopment.

For a private showing or more information, contact Mike Palmer at 937.416.9342. All showings by appointment only.

IRONGATE INC., REALTORS Commercial Marketing Package Disclaimer

The material contained in this Marketing Package is confidential and for the purpose of considering the purchase or lease of the Property described herein. It is subject to the terms and provisions of any Confidentiality Agreement signed by the recipient of this material, and is not to be used for any purpose or made available to any other person without the express written consent of Irongate Inc. Realtors ("Broker").

This Marketing Package was prepared by Broker solely for the use of prospective Purchaser / Lessee of this property (the "Property"). Neither Broker, the "Seller/Landlord" nor any of their respective officers, employees or agents, make any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Marketing Package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or any of its contents. Seller/Landlord reserves the right to eliminate any portion or all of the Property from any offer for sale or lease at any time prior to the completion of a binding contract of sale executed by both Seller/Landlord and a prospective Purchaser / Lessee.

Prospective Purchaser / Lessee of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Marketing Package or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller/Landlord and, therefore, are subject to material variation. Prospective Purchaser / Lessee of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Seller/Landlord and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserve the right, at their sole and exclusive discretion, to terminate discussions with any entity at any time with or without reason notice, and with reason or for no reason. The Seller/Landlord shall have no legal commitment or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until a written agreement satisfactory to the Seller/Landlord has been fully executed, delivered, and approved by the Seller/Landlord and any conditions to the Seller/Landlord thereunder have been satisfied or waived.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not reproduce or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any other entity without the prior written authorization of Broker, (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the interest of the Seller/Landlord or Broker and (v) that you will not contact the Seller/Landlord or their employees, tenants, customers, clients or patients directly without prior written consent and authorization from the Seller/Landlord.

The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.