



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**

LUXURY SHOWROOM/FLEX BUILDING FOR SALE!

\$1,300,000

**1922 SMITHVILLE RD.
KETTERING, OH 45420**



PROPERTY FEATURES:

- **10,968 SF | 1.76 Acres**
- **5,484 SF Office/Showroom | 5,484 Warehouse**
- **Newly Renovated Building Floor-to-Ceiling**
- **15,000+ Traffic Count (ODOT)**
- **Concrete + Steel Construction**



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-Commercial
-Investments
-Land

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Fact Sheet

Address:	1922 Smithville Rd. Kettering, OH 45420
Price:	\$1,300,000.00
County:	Montgomery
City:	Kettering
Building Size:	10,972 SF 5,486 SF 5,486 SF
Lot Size:	1.756 Acres 1.402 Acres Kettering 0.396 Acres Kettering
Year Built:	1946 With Total Renovation in 2022
Zoning:	Office
Parking Spaces:	30+
Roof:	TPO Installed New 2022
Fire Suppression:	Wet System Covers Entire Lower Level
Ceiling Height:	12' Main Level 10' Lower Level
Docks + OH Doors:	Dock Door on Main Level 10' OH Door on Lower Level
HVAC:	3 Systems, 2 New in 2022
Electric:	200 Amp Single Phase
Restrooms:	2 Finished on Main Level, 2 Plumbed Lower Level
Taxes:	Parcel 1: \$15,636.20 Parcel 2: \$1,609.34

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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Property Description:

1922 Smithville Rd. is a 10,972 square foot flex building with 300 feet of road exposure in Kettering. This building interior and exterior renovated in 2022 and has been utilized as a showroom/ office. Originally constructed in 1946 and operated by Moler Dairy until the 1970's this site was later modified and was used for years as a FedEx retail operation.

In 2021, a local contractor acquired the property with the purpose of correcting many deficiencies and following over a year of extensive work turning this building into a showpiece that it is today. The original building was built like a fortress with Flexcore floors/ceiling. As evidenced by the steel columns and concrete construction this building was built to endure time and weight. To give this facility a modern look, the exterior was completely refinished with an EFIS application, a paver main entry apron on the drive and the all glass frontage, which all provide an eye catching appearance and a most favorable first impression. With luxury finishes, such as surround sound, modern accent lighting, and dramatic curved glass walls, you can tell that no expense was spared in updating the building.

While this signature building currently functions as a showroom and offices for a contractor, the use possibilities are somewhat unlimited. There is a 12 foot main level ceiling height with loads of floor to ceiling glass providing volumes of open space and plenty of natural light. Each level offers 5,486 square feet of space. Main level offers fine finishes which would allow for multiple types of uses from showroom to professional offices. The current zoning is Office so please check with Kettering Planning on your intended use. Below the first floor is a drive in 10 foot clear height lower level. Easily accessed from the main level but also through a man door and a 10 foot overhead door. The lower space is fully fire suppressed with a wet system, features two roughed in multi-stall restrooms and plenty of storage.

Situated onto a 1.75 acre lot there would be room for expansion, if needed. Please note this is a 2 parcel property with .4 acres in the City of Dayton. The structure is in Kettering. When the building was acquired in 2021 it was gutted, professionally mitigated for mold then completely renovated from the roof down. 1922 Smithville Road is the perfect building for your business!

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Improvements Made:

- Bathroom repair and upgrade –level 1
- Water heater replacement
- Roof replacement (TPO roof) and new gutters
- New EFIS on exterior of building and painting of building, including soffits and trim.
- Window blocking repair in 22 windows
- Electrical repairs and upgrades: update outlets
- Install new insulation, drywall and finishing and glass on level 1 (walls and soffits). Glass window repair, mudding, and installation, prep and staging for drop ceiling in basement and level 1, floor prep
- Ceiling grid repair and install new ceiling tiles in rooms/offices on level 1 and basement, repair window framing, install glass, additional drywall in closets, repair areas, install doors
- Paint walls and ceiling level 1
- New flooring on level 1 (Ceramic tile in showroom, carpet tiles in back office)
- New garage door opener for basement dock.
- Installed 18" barrier curb - exterior improvement mandated by City of Kettering
- Installed landscaping to meet City of Kettering occupancy requirements
- Updated fire and sprinkler system (fire protection)
- Cat-5 wire to offices

HVAC Upgrades

- New heating and cooling system in front lobby (Tempstar/Korrek 120,000 Btu high efficiency furnace and Tempstar/Korrek 5 ton 14 Seer Air conditioning.)
- Updates to heating system and new cooling system in for back offices (Tempstar/Korrek 5 ton 14 Seer Air conditioning)
- New heating and cooling system in basement (Tempstar/Korrek 120,000 Btu high efficiency furnace and Tempstar/Korrek 5 ton 14 Seer Air conditioning) with new gas line and reconfigure ductwork in basement.

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 : 1922 Smithville Rd.



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