

COMMERCIAL BUILDING FOR SALE

29 N ELM STREET

West Carrollton, Ohio 45449



PROPOSED EXTERIOR RENDERING - WORK IN PROGRESS

YOUR BUSINESS. YOUR BUILDING.

A refreshed commercial interior, an open layout and a distinctive exterior vision in downtown West Carrollton.

±2,300 SF

MAIN FLOOR

±2,300 SF

UNFINISHED BASEMENT

PUD

ZONING¹

Approximate areas supplied by seller; buyer to verify. Rendering is illustrative.

Character you can build on.

Open main floor, a raised platform, a separate room and two refreshed restrooms.



MAIN FLOOR / OPEN LAYOUT + RAISED PLATFORM



SEPARATE ROOM



RESTROOM 1



RESTROOM 2

FINISHES & IMPROVEMENTS

Interior palette

Light wood-look plank flooring, white painted brick, neutral walls and black ceilings with recessed lighting.

Building updates

New metal roof, per seller. Wood-tone restroom vanities with black fixtures. Planned exterior work includes a new garage door, siding and lighting.

Make room for your next idea.

PUD zoning offers a starting point for a range of business concepts.¹

Boutique & specialty retail

Apparel, home goods, gifts or a curated specialty shop.

Professional offices

A home base for creative, consulting or other business services.

Fitness & instruction

Yoga, Pilates or personal training within an approved indoor use.

Showroom & design studio

A place to display products, meet clients and build your brand.

Photo & content studio

Explore a studio for photography, content creation or creative work.

Indoor golf & simulators

A potential golf studio; verify ceiling heights, bay dimensions and clearances.

Concepts above are possibilities, not approved uses. Confirm the parcel-specific PUD plan, use classification, parking, occupancy, accessibility and building requirements with the City before purchase or buildout.¹



UNFINISHED BASEMENT

Additional lower-level space for potential accessory storage; buyer to verify suitability.



GARAGE / UTILITY AREA

Existing garage-door access. Replacement garage door is planned, per seller.

Heating & cooling

Existing heating system; wall-unit air conditioning.

Parking

Limited parking. Buyer to confirm availability and suitability for the intended use.

A city investing in its future.

WEST CARROLLTON RIVER DISTRICT

\$108M

Reported overall redevelopment scope²

A broader city initiative combining commercial redevelopment, environmental cleanup and a planned Whitewater Park along the Great Miami River.^{2 3}

INFRASTRUCTURE ADVANCING

Phase 2A includes new traffic-signal infrastructure and relocation of overhead electrical lines underground.³

RECREATION IN DESIGN

Whitewater Park design and engineering are underway, with river access, recreation and safety improvements planned.³

PRIVATE INVESTMENT

The City reported new Sheetz construction in the River District on September 14, 2026.⁴

The Elm Street setting. A downtown West Carrollton address west of the River District's I-75 / Exit 47 gateway. Explore the building as a business base within a city pursuing new housing, commercial activity and riverfront recreation.^{2 3}

SCHEDULE A PRIVATE TOUR

Zach Shade
Bella Realty Group

937-760-2850
[View property location](#)

SOURCES & OFFERING NOTES

1 City: Carrollton Centre PUD 06-1 regulations
3 City: River District project status

2 WYSO: River District update, March 17, 2026
4 City: Sheetz construction, September 14, 2026

Information reviewed September 25, 2026. Areas and property updates are seller-reported and subject to verification. Exterior rendering depicts proposed work; final appearance may vary. Development plans, costs and timing may change. No specific use, development outcome or future property value is guaranteed.