



Real Estate Services



**\$699,000**

**2739 County Line Rd.  
Kettering, Ohio**

# **DUPLIX DEVELOPMENT FOR SALE!**

## **FEATURES:**

- **Pre-developed**
- **Preliminary Plan for 38 Units**
- **Two blocks north of the Greene**
- **Zoned R-2**



- **Commercial**
- **Investment**
- **CRE**

David Nianouris  
O: 937-431-6489 C: 937-477-1106  
Davidnianouris@howardhanna.com  
dnianouris@gmail.com



Real Estate Services



## Fact Sheet

<b>Sale Price:</b>	\$699,000.00
<b>County:</b>	Montgomery
<b>City:</b>	Kettering
<b>Property Size:</b>	+/- 4 Acres
<b>Zoning:</b>	R-2
<b>Lots:</b>	2
<b>Taxes:</b>	\$7317.07

### Property Description:

Ready for your renovation is this 6736 square foot former medical-dental office, fronting on Far Hills at corner of Lincoln Park. Building has been gutted with the anticipation of building out a new general office but a change in business plans creates this opportunity. Property is currently configured with 32 small office spaces which might be ideal for a Regus style concept. Seller's plans had anticipated combining those into approx 20 larger offices. Building is being offered AS IS however Seller would consider a long term lease.

Building has Gas hot water heat with AC, 3 phase power, 1 ½ inch water main. 4 baths, all current rooms are typically wet plumbed. There are four stair accesses with a chair lift on one. Brick over block construction with precast (Flexicore) floor and ceiling. A truss roof system with shingles was added in the 80s.



- Commercial
- Investment
- CRE

David Nianouris  
O: 937-431-6489 C: 937-477-1106  
Davidnianouris@howardhanna.com  
dnianouris@gmail.com





Real Estate Services



## Fact Sheet

<b>Sale Price:</b>	\$699,000.00
<b>County:</b>	Montgomery
<b>City:</b>	Kettering
<b>Property Size:</b>	+/- 4 Acres
<b>Zoning:</b>	R-2
<b>Lots:</b>	2
<b>Taxes:</b>	\$7317.07

## Property Description:

**4-acre former dairy and apple orchard. Development property with preliminary plan for 38 units on 19 duplex lots. This property has been pre-developed by David Paul Development. See attachments for engineering drawings, elevations, utility construction information, and Phase One Environmental. Burkhardt Engineering is engineer of record for this site. There is an existing house and barn on the property and is currently tenant occupied. If you desire to walk the site please text seller at 937-477-1106 in advance so tenant can be notified. Access to the house is not available, doubtful it may be reused past this tenant. Our excavator dug multiple test holes on the property in 2007 and aside from normal min topsoil nothing else was found. Project was originally designed as a condominium developments called Views at County Line. Located two blocks north of the Greene and a few blocks south of Research Park. This is a rare development opportunity in a prime location. Why are we selling? Our focus is on commercial projects only. We will consider a trade for existing commercial buildings. Property is agent owned.**





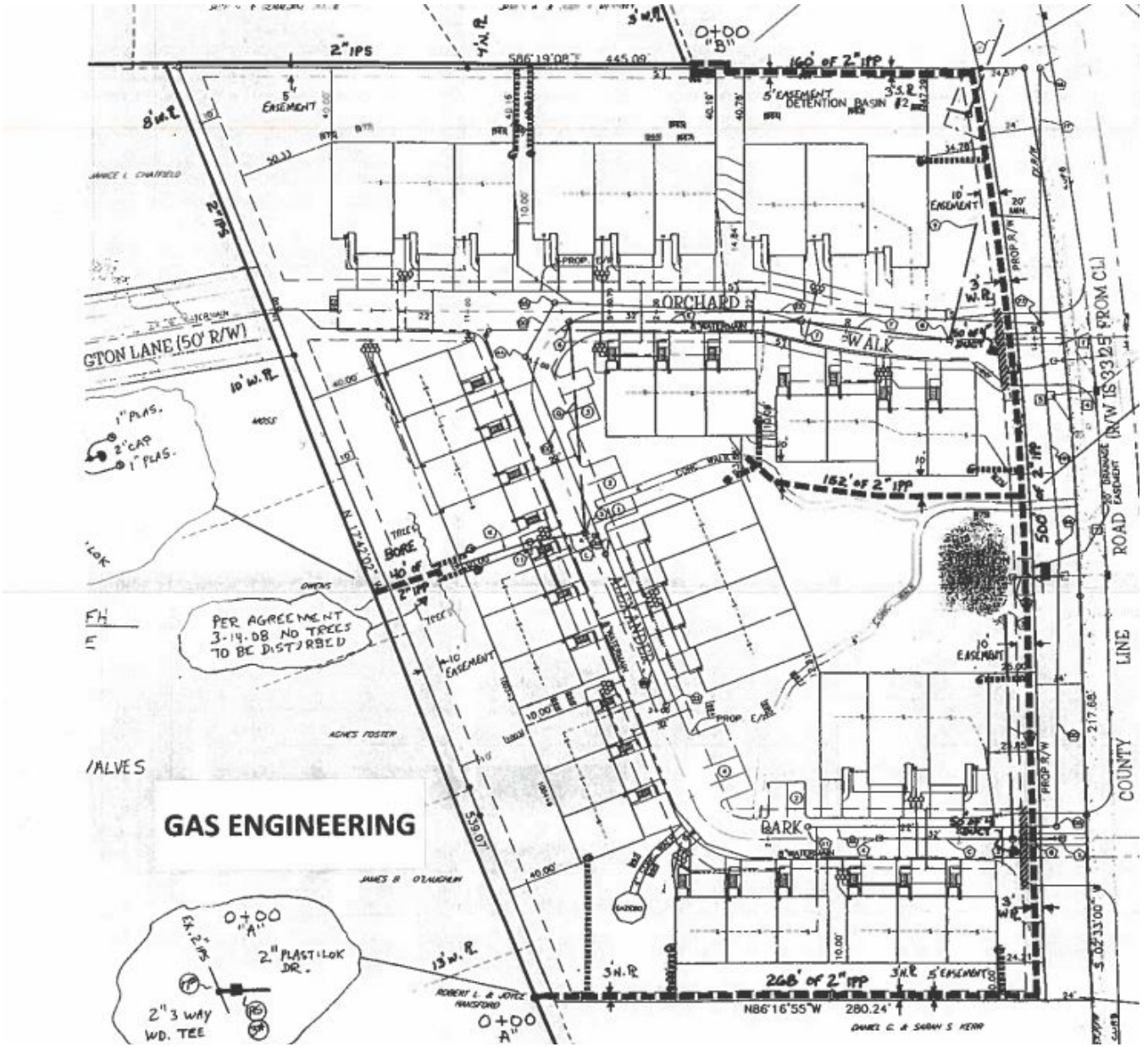
Real Estate Services







Real Estate Services



PROPOSED LAYOUT



EXAMPLE DESIGN





NEARBY BUSINESSES WITH  
MANY NATIONAL CHAINS