



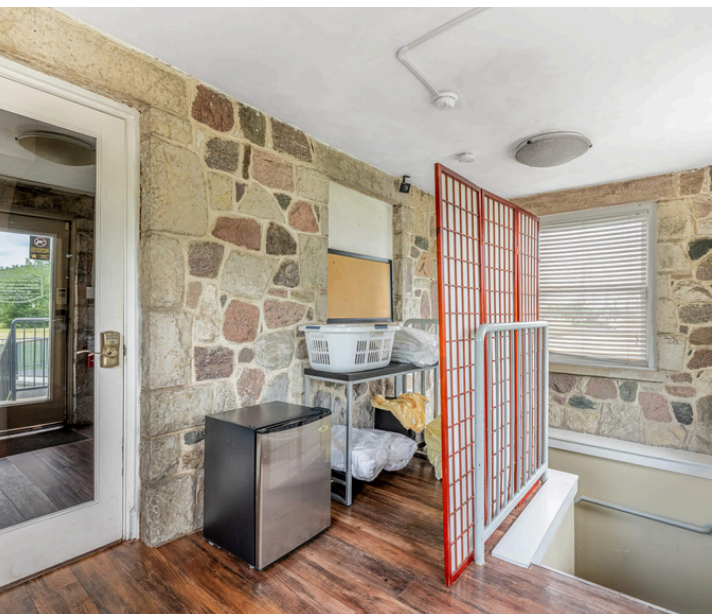
FOR SALE

**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: \$489,950





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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.

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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.