

• OFFERED AT \$600,000



8862 Cincinnati Dayton Road
WEST CHESTER, OH 45069

PROPERTY DETAILS



AT \$2,500,000



3 BEDROOMS



3 BATHROOMS



2 CARPARKS



4250 SQFT

ABOUT THE PROPERTY

CENTRALLY LOCATED BETWEEN THE UNION CENTRE BLVD EXIT AND I-75, THIS B-2 GENERAL BUSINESS ZONED PROPERTY OFFERS EXCEPTIONAL VISIBILITY AND STRONG TRAFFIC EXPOSURE ALONG A WELL-LIT CORRIDOR WITH SIDEWALKS AND STREET LIGHTING. EASY ACCESS WITH A DEDICATED TURN LANE AND AMPLE OFF-STREET PARKING FOR CLIENTS AND STAFF. THE BUILDING IS IMPECCABLY MAINTAINED AND CURRENTLY OPERATING AS A SPA AND SALON WITH THE OPPORTUNITY TO CONTINUE AS A TURN-KEY PERSONAL SERVICE BUSINESS. FEATURES INCLUDE AMPLE STORAGE, A NEWER ROOF, AND TWO NEW HVAC SYSTEMS. THE SELLER WOULD LIKE TO SELL THE ESTABLISHED SPA AND SALON BUSINESS IN ADDITION TO THE REAL ESTATE UNDER A SEPARATE BILL OF SALE. OWNER WILLING TO REMAIN DURING TRANSITION. LIST PRICE REFLECTS REAL ESTATE ONLY. OPPORTUNITY TO PURCHASE REAL ESTATE ONLY, BUSINESS ONLY, OR STRUCTURE BOTH TOGETHER. IDEAL FOR CONTINUED SERVICE USE OR OTHER PERMITTED B-2 COMMERCIAL APPLICATIONS.



Kristine Green

REALTOR®

513-884-1754

SOLDBYKRISTINE@GMAIL.COM



COLDWELL BANKER | REALTY

“I will find you your dream home.”



TOTAL: 3200 sq. ft.
Basement 1: 338 sq. ft, 1st floor: 1856 sq. ft, 2nd floor: 1006 sq. ft,
EXCLUDED AREAS: STORAGE: 45 sq. ft, BASEMENT: 576 sq. ft, UNDEFINED: 10 sq. ft,
FIREPLACE: 16 sq. ft, WALLS: 269 sq. ft

Floor Plan Created By CubicLabs App. Measurements Deemed Highly Reliable But Not Guaranteed.



LOCAL AMMENETIES

SHOPPING:
AVENTURA OUTLETS

SCHOOL:
BUTTERWORTH PREP SCHOOL

GROCERY STORE:
SAM'S GROCERIES

HEALTH CARE:
VINCENT HILL HOSPITAL

