



Online-Only Real Estate Auction
1541 S. Smithville Road, Dayton Ohio 45410
(Former Memorial Presbyterian Church)

**Online
Bidding
Only**

Bidding Ends:

Tuesday, February 22nd @ 2:30pm

Minimum Bid ONLY \$250,000

~ 22,875 SF on 1.71 Acres ~

Buy-Now \$600,000

Bid NOW @ www.OhioRealEstateAuctions.com



PROPERTY DESCRIPTION: 22,875+/- SF Church with construction phases in 1948, 1958 and 1972 on five parcels totaling 1.71+/- acres. Building boasts a beautiful round sanctuary with vaulted dome ceiling; chapel; multi-purpose room with stage and adjacent kitchen area; numerous offices; classrooms and storage. Building has been well maintained and could be re-opened as a church with minimal work. Property also boasts great potential as a Community Center. Redevelopment of the 1.71 acre site could also provide a fruitful venture. Location provides convenient arterial access via I-35 to Interstates I-75 and I-675 close to all amenities including several universities and Wright Patterson Air Force Base.

MONTGOMERY COUNTY PID's: R72 15103 0009; 0011; 0013; 0019; 0041

INSPECTIONS: February 12th, 15th, 19th ~ 10:00am to 11:00am

TERMS: All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject to minimum bid of \$250,000. 10% Buyer's Premium will be added to winning bid to establish final contract selling price. Short tax proration. Buyer pays all closing costs.

DEPOSIT AND CLOSING: Successful bidder will be required to deposit 10% of the total contract price by end of business on day after auction end. Close on or before March 29, 2022 through M & M Title Company.

BUY NOW TERMS: Sale shall be subject to all terms of auction as outlined above at the Buy-Now Bid price of \$600,000. Pre-auction contract must be completed with required deposit in place no less than 48 hours prior to auction end time.

*** ONLINE BIDDING NOTES:**

Bid Increment: online bidding increment for this auction is \$250.

Max Bid: When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$250 increments up to your maximum. You will be notified by email if your maximum is out-bid by another bidder.

Bid Extensions: If a bid is placed in the last 5 minutes before the scheduled auction end time, bidding will extend for an additional 5 minutes. Bid extensions will continue until a 5 minute period of time elapses after the stated auction end time with no advance in the bidding.

Realtor Participation: Contact Auctioneer for terms & requirements..

Selling in Cooperation with:

Tim Lile ~ Auctioneer/Asset Advisor

(937)689-1846 ~ TimLileAuctioneer@gmail.com



Church furnishings and kitchen equipment are selling in separate online auction @ BidNowLLC.com beginning February 7, 2022

Disclaimer: Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC, Auctioneers, nor their agents will be responsible for any errors or omissions regarding information provided by same. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.