

ONLINE REAL ESTATE AUCTION

433

OAK STREET

DAYTON, OHIO 45410

Historic

**SOUTH PARK
DISTRICT**



BIDDING ENDS
TUESDAY

SEPTEMBER

22ND

@ 2:30 PM

BID YOUR PRICE AT
AUCTION

BUY NOW @
\$600,000

23,953+/- SF GOTHIC VICTORIAN CHURCH | 0.70+/- ACRES

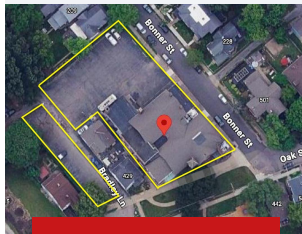
An exceptional opportunity to acquire a distinctive 23,953+/- SF Gothic Victorian church situated on 0.70+/- acres in Dayton's Historic South Park District. Flexible space with outstanding potential for continued institutional use or creative adaptive reuse.



SANCTUARY



AUDITORIUM



AERIAL VIEW

MULTI-USE FACILITY

Sanctuary, fellowship hall, classrooms, offices, meeting rooms, auditorium, gymnasium, 8 restrooms and commercial kitchen.

ADAPTIVE REUSE

Ideal for a church, event venue, performing arts center, school or creative redevelopment.

MR-5 ZONING

Commercial zoning supports a broad range of permitted and potential future uses.

PRIME LOCATION

Near Blommel Park, UD, downtown, hospitals, dining and retail.



BID NOW @

OhioRealEstateAuctions.com

PROPERTY PREVIEWS

WEDNESDAY, SEPTEMBER 9TH

5:30 - 6:30 PM

SATURDAY, SEPTEMBER 19TH

10:00 - 11:00 AM

MONTGOMERY COUNTY PID'S: R72 02703 0021 - 0022 - 0049 - 0052 - 0055

ANNUAL TAXES: \$14,603

AUCTION TERMS

Property sells As-Is, with no contingencies for financing, inspection or otherwise, subject to Seller Confirmation. All inspections should be completed prior to bidding. A 10% Buyer's Premium is added to the winning bid. Short tax proration. Buyer pays all closing costs.

BUY NOW

Property may be purchased prior to auction at \$600,000, subject to all auction terms. Pre-auction contract and required deposit must be in place no less than 48 hours prior to auction end.

DEPOSIT & CLOSING

Successful bidder must deposit the 10% buyer premium onsite at conclusion or by wire by the end of the next business day. Closing required on or before October 22, 2026 through M & M Title Company.

ONLINE BIDDING NOTES

- ✓ **BID INCREMENT**
Online increment is \$1,000.
- ✓ **MAX BID**
Software bids to your maximum.
- ✓ **BID EXTENSIONS**
Last-minute bids extend closing.
- ✓ **REALTOR PARTICIPATION**
Contact Auctioneer for terms.



TIM LILE

AUCTIONEER

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Selling in Cooperation with:



Disclaimer & Legal Disclosure: 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. In all reserve auctions, Seller & Seller's agent's are permitted to place bids as provided for in the Ohio Revised Code & the Uniform Commercial Code. This right is negated in the case of an absolute auction. All auctions are considered with reserve unless specifically presented as absolute. **PHOTOS NOTE:** Some photos have been enhanced via AI to remove clutter which may result in some variances. Bidder's are strongly encouraged to attend a Public Preview. OH. Sal. 0000423748



CLOSING & ESCROW AGENT