

4235 - 4281 CORINTH BOULEVARD • DAYTON, OHIO 45410



SEPTEMBER
29
2:30 PM

BIDDING ENDS TUESDAY, SEPTEMBER 29 @ 2:30 PM
MINIMUM BID \$250,000 | BUY NOW @ \$600,000

CONTENTS SELLING IN SEPARATE ONLINE AUCTION ENDING SEPTEMBER 30
BIDNOWLLC.COM

CHURCH & EDUCATIONAL COMPLEX

Two adjoining parcels totaling approximately 0.6111 acres. The primary parcel is improved with an approximately 5,436 SF church and a 6,014 SF school/educational building, providing approximately 11,450 SF of combined building area. The adjoining parcel includes approximately 5,000 SF of asphalt paving. Montgomery County Auditor 2025 combined market value: \$661,280. Auditor value is not an independent appraisal.

INSPECTIONS: SAT. 9/19 & SUN. 9/27 • 12:00-1:00 PM | TAXES: TBD - CURRENT OWNER TAX EXEMPT | PARCELS: R72 15007 0010 & R72 15007 0011



TERMS

Property sells As-Is with no contingencies for financing, inspection or otherwise, subject to the \$250,000 minimum bid. Complete all desired inspections before bidding. A 10% Buyer's Premium will be added to the winning bid to establish the final contract selling price. Short tax proration. Buyer pays all closing costs.

BUY NOW TERMS

Sale is subject to all auction terms at the \$600,000 Buy-Now bid price. Pre-auction contract and required deposit must be in place no less than 48 hours before the auction end time.

DEPOSIT & CLOSING

Successful bidder must deposit the 10% buyer premium amount by check or wire by close of business the day after auction end. Closing on or before October 29, 2026 through M & M Title Company as escrow/closing agent.

ONLINE BIDDING NOTES

Bid increment is \$1,000. A Max Bid allows the software to bid automatically in \$1,000 increments up to your maximum; email notice is sent if outbid. A bid placed in the final 3 minutes extends bidding by 3 minutes. Extensions continue until 5 minutes elapse with no advance in bidding.

REALTOR PARTICIPATION

Contact Auctioneer for terms and requirements.

TIM LILE
AUCTIONEER

(937) 689-1846

TimLileAuctioneer@gmail.com

BID NOW @
OhioRealEstateAuctions.com

