OhioRealEstateAuctions

ONLINE ONLY REAL ESTATE AUCTION

Offering Memorandum

ABSOLUTE AUCTION

NO RESERVE | SELLS TO THE HIGHEST BIDDER REGARDLESS OF PRICE



34-38 N Jefferson St

Downtown Dayton, Ohio 45402 | Montgomery County

BIDDING ENDS
THU, DEC 3 @ NOON

36,216± SF	5 STORIES	0.18± AC	CBD	OPPORTUNITY
Building (County Card)	Historic Brick	Downtown Lot	Central Business Zoning	Zone Location

Mixed-use redevelopment opportunity in the heart of downtown Dayton.

Street-level storefront for retail, restaurant or bar. Upper floors suited to office, residential or event space.

Bidding Open Now: Oct 21 | Closes Dec 3 @ 12:00 PM EST

Register & Bid: OhioRealEstateAuctions.com | 614-285-7273

SCAN TO BID

Executive Summary

This historic brick building, more than 100 years old, sells at an **Online Only Absolute Auction** to the highest bidder with **no reserve**. Located at 34-38 N Jefferson St in Downtown Dayton, between 3rd St and Main St near the Schuster Performing Arts Center and Victoria Theatre, the five-story building offers **36,216± square feet** per the county property card. A defined first-floor storefront sets up a mixed-use play: restaurant, bar or retail at street level, with the upper floors ready to be reimagined as offices, residential or event space. The property sits within a designated Opportunity Zone and may qualify for valuable tax incentives.



Jefferson St frontage with defined first-floor storefront



Aerial view looking toward the downtown core

Property Details

Address	34-38 N Jefferson St, Dayton, OH 45402
County	Montgomery
Parcel ID	R72 00209 0007
Building Size	36,216± SF (county card)
Stories	5, brick construction
Age	Over 100 years
Lot Size	0.18± acres
Zoning	CBD, Central Business District*
Opportunity Zone	Yes*
Elevators	Passenger and freight (county card)
Fire Protection	Wet sprinkler system (county card)
Annual Taxes	$16,000± (approx.)

Investment Highlights

- **Absolute auction:** sells to the highest bidder, no reserve
- **Defined storefront** for retail, restaurant or bar at street level
- **Upper floors** suited to office, residential or event space
- **Designated Opportunity Zone**; tax incentives may apply

Location

- Heart of Downtown Dayton, on Jefferson St between 3rd St and Main St
- Steps from the Schuster Performing Arts Center and Victoria Theatre
- Quick access to I-75 and US-35

**Buyer to verify zoning and permitted uses with the City of Dayton. Opportunity Zone incentives may apply; consult your tax advisor.*

BIDDING OPENED	BIDDING CLOSES	BUYER'S PREMIUM	CLOSING
Wed, Oct 21	**Thu, Dec 3**	**10%**	**Within 30 Days**
12:00 PM EDT	12:00 PM EST	Added to high bid	Valmer Land Title

Basic Terms

- **Absolute Auction.** Real estate sells subject to **no reserve**.
- A **10% non-refundable deposit** is collected from the winning bidder the day of auction, no later than 5 PM. Deposit instructions will be given to the winning bidder.
- Sold **AS-IS with no contingencies**. All inspections must be done prior to auction.
- A **10% buyer's premium** is added to the high bid to obtain the final contract selling price.
- Close within **30 days** using Valmer Land Title Agency (valmerland.com, 614-860-0005).
- Short tax proration. Buyer pays all closing costs.
- A marketable, insurable deed will be given at closing with no liens or back taxes.

How to Bid

1. Register at **OhioRealEstateAuctions.com**
2. Get approved to bid
3. Place bids online any time before bidding closes Dec 3 at Noon

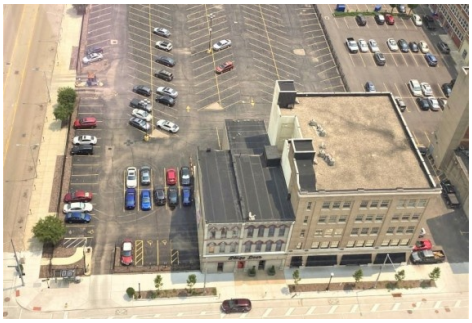
SCAN TO VIEW & BID



Site location in the downtown grid



Storefront along Jefferson St



Aerial with surrounding parking

PRIVATE SHOWINGS

Contact Chris Cox, Auctioneer to schedule. Call/Text **614-285-7273** or email **ChrisCoxAuctioneer@gmail.com**.

REALTOR PARTICIPATION

Realtor showings and cooperation are encouraged. See the Realtor Registration form on the auction page for compensation instructions.

3D PROPERTY TOUR

View the LandID property presentation

OhioRealEstateAuctions

Disclaimer: Information contained within the marketing and promotion of this property was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions LLC, Auctioneers, nor its agents shall be responsible for any errors or omissions in the information provided. Buyers should carefully verify all information and make their own determination as to its accuracy before relying upon it. Square footage is taken from the Montgomery County Auditor property card.