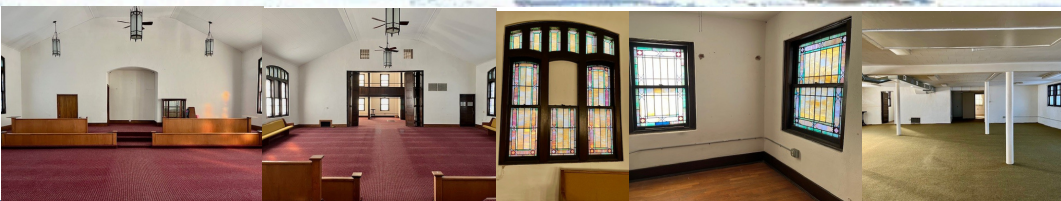


**\$195,000**

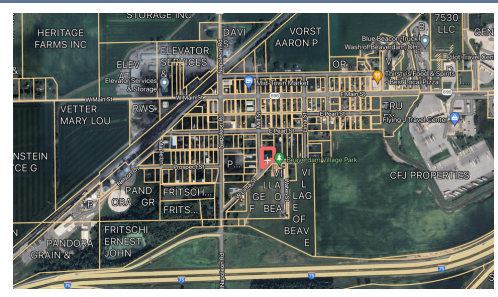


**211 S. MILL ST., BEAVERDAM, OH**  
**HISTORIC, BRICK 2-STORY CHURCH ON 1/2 ACRE LOT--**  
**MINUTES FROM I-75**  
**BLUFFTON SD**



**Welcome to 211 S. Mill St., Beaverdam, OH--a beautifully maintained, historic gem situated on just over a half-acre lot in Bluffton SD. Originally built in 1916, this charming 2-story, brick church offers apx. 5,928 sq.ft. of space. Currently used as a residence, this versatile property has undergone major updates including a new roof & gutters, furnaces & C/A units, plumbing, electrical work & a hot water heater. While the property is presently zoned residential, "mixed use" is permitted under current zoning regulations, offering endless possibilities for future owners. Whether you are envisioning a unique residence, community center, or a creative business space, this property is ready for its next chapter. With its timeless brick exterior & functional floor plan, this property is a great opportunity to own a piece of history with modern conveniences. Call today to schedule a showing!**  
**BLUFFTON SD**  
**ANNUAL TAX -\$967.34**

**RANDY FAULDER**  
**419-302-6455**



# PROPERTY UPDATES

PROPERTY ADDRESS: 211 S. Mill St., Beaverdam, OH 45808

**2018:**

**Gutters replaced**

**2016-2018:**

**Updated indoor & outdoor wiring, updated electrical panels, & updated GFCI outlets**

**2017:**

**6' high Fence installed**

**New Owens Corning roof installed**

**2016-2017:**

**Storm windows replaced/repared**

**2016:**

**(3) Three new furnaces & (2) Two C/A units**

**Roof coat to Bell Tower roof & floor**

**Hot Water heater in kitchen replaced**

