



**RELIGIOUS PROPERTY/POTENTIAL
REDEVELOPMENT OPPORTUNITY FOR SALE**
1001 HARVARD BOULEVARD | DAYTON, OH 45406

RELIGIOUS PROPERTY/ POTENTIAL
REDEVELOPMENT OPPORTUNITY FOR SALE
43,204± SF TOTAL ON 4.38± AC



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ASKING PRICE: ~~\$1,850,000~~ \$1,675,000

PROPERTY DETAILS

DAYCARE BUILDING: This building is fully built out for a daycare use with classrooms on all three levels along with restrooms, entry area with reception/private offices and is fully sprinkled.

ACTIVITIES BUILDING: This building houses the gymnasium which also has a stage and the main hall that connects both the Sanctuary and Daycare buildings. There are 3 restrooms and an unfinished basement. This area also houses the fellowship hall, a small chapel and kitchen.

SANCTUARY BUILDING: In addition to the sanctuary, there is a lower level underneath the sanctuary that houses a banquet type area as well as a smaller banquet or gathering area with a small kitchenette. There is also a parlor, chapel and the main church office. On the second level there are additional offices.

PARCEL IDS	R72 07303 0008, R72 07303 0007, R72 07303 0004, R72 07303 0006, R72 07303 0005, R72 07303 0003, R72 07303 0002, R72 07303 0001, R72 07302 0010, R72 07302 0006, R72 07302 0009, R72 07302 0005, R72 07302 0008
COUNTY	Montgomery
ZONING	ER-4 (Eclectic Single-Family District) EMF (Eclectic Multi-Family District)
# OF BUILDINGS	3
TOTAL BUILDING SF	43,204± SF
ACREAGE	4.38± AC
PARKING	197±

FOR MORE INFORMATION, PLEASE CONTACT:

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IN COOPERATION WITH:

SCOTT KASTER
Senior Vice President
937.673.4366

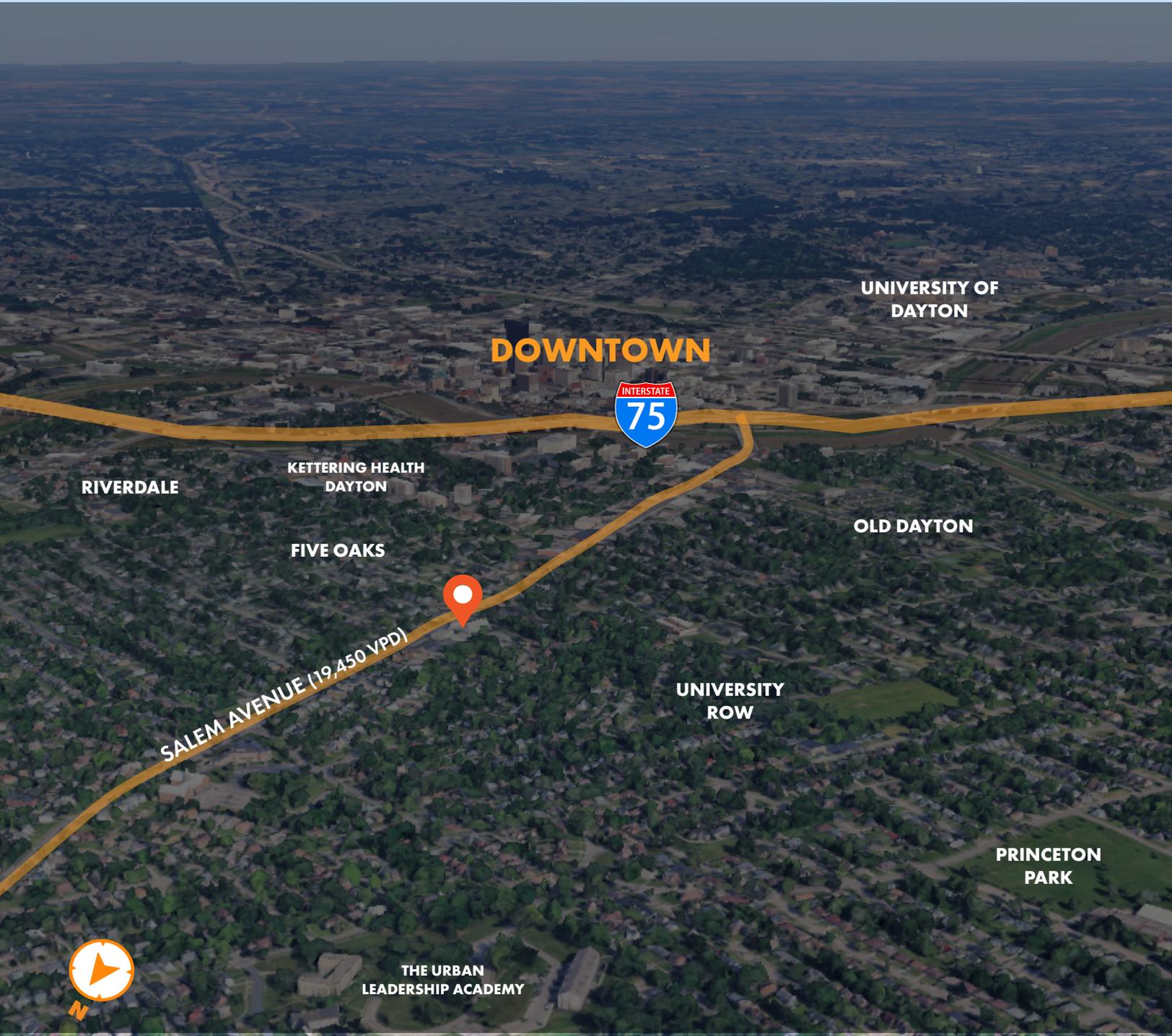
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LOCATION & PROXIMITY MAP



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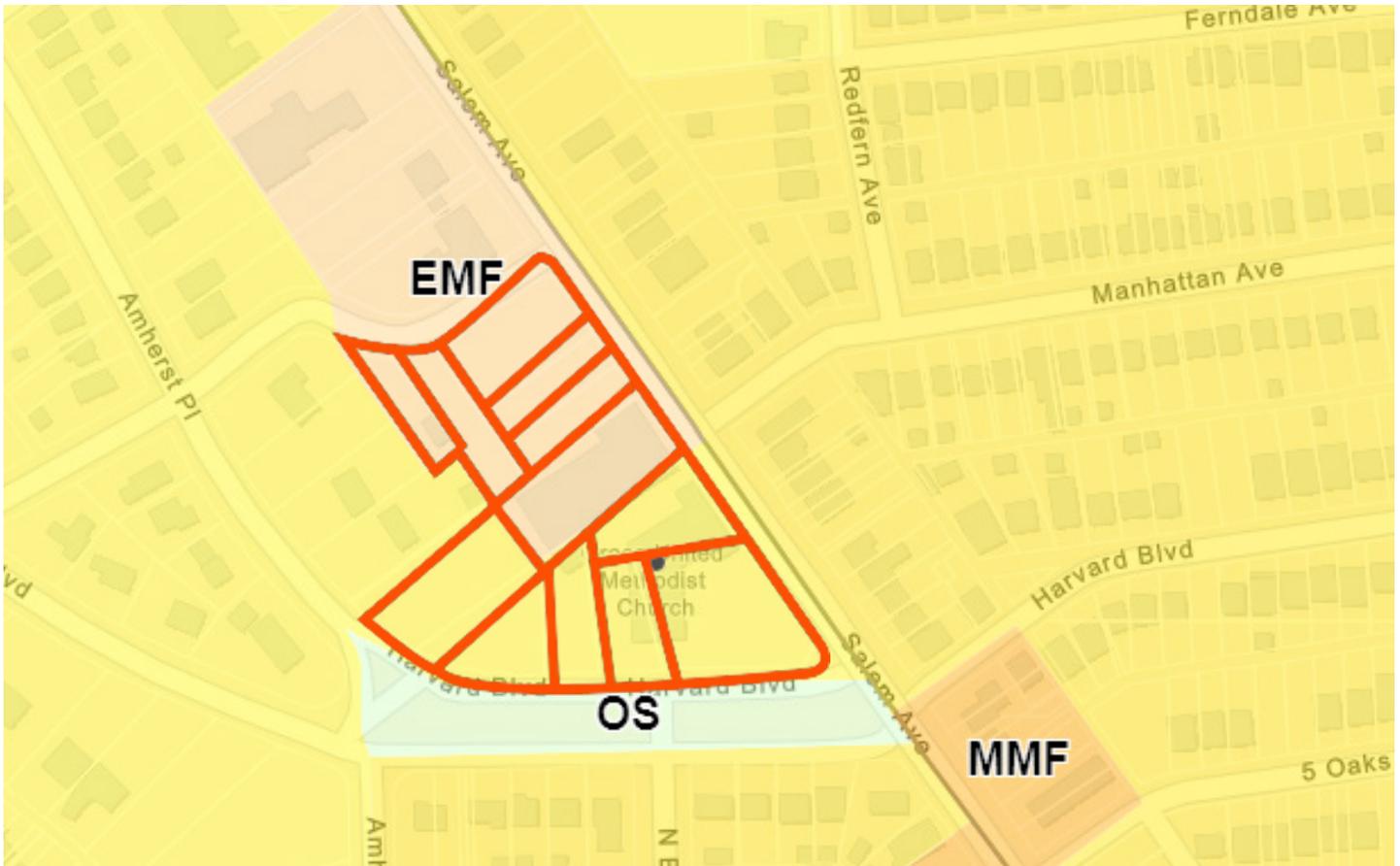
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ZONING MAP



FROM THE CITY OF DAYTON MUNICIPAL CODE

Eclectic Single-Family District

Eclectic Single-Family District is to promote, preserve and protect residential neighborhoods that have characteristics of both the Suburban and Mature districts. Eclectic areas are generally found between the Suburban and Mature areas, with neighborhoods of varying density. As set forth in the City's Comprehensive Plan, Eclectic residential development will match existing predominant development patterns.

Eclectic Multi-Family District

The Eclectic Multi-Family District is designed to accommodate primarily medium-density multifamily dwellings. The maximum density permitted in this district is established by the bulk regulations that require new development or redevelopment to be similar in character to existing development. Single-family and two-family dwellings are also permitted.

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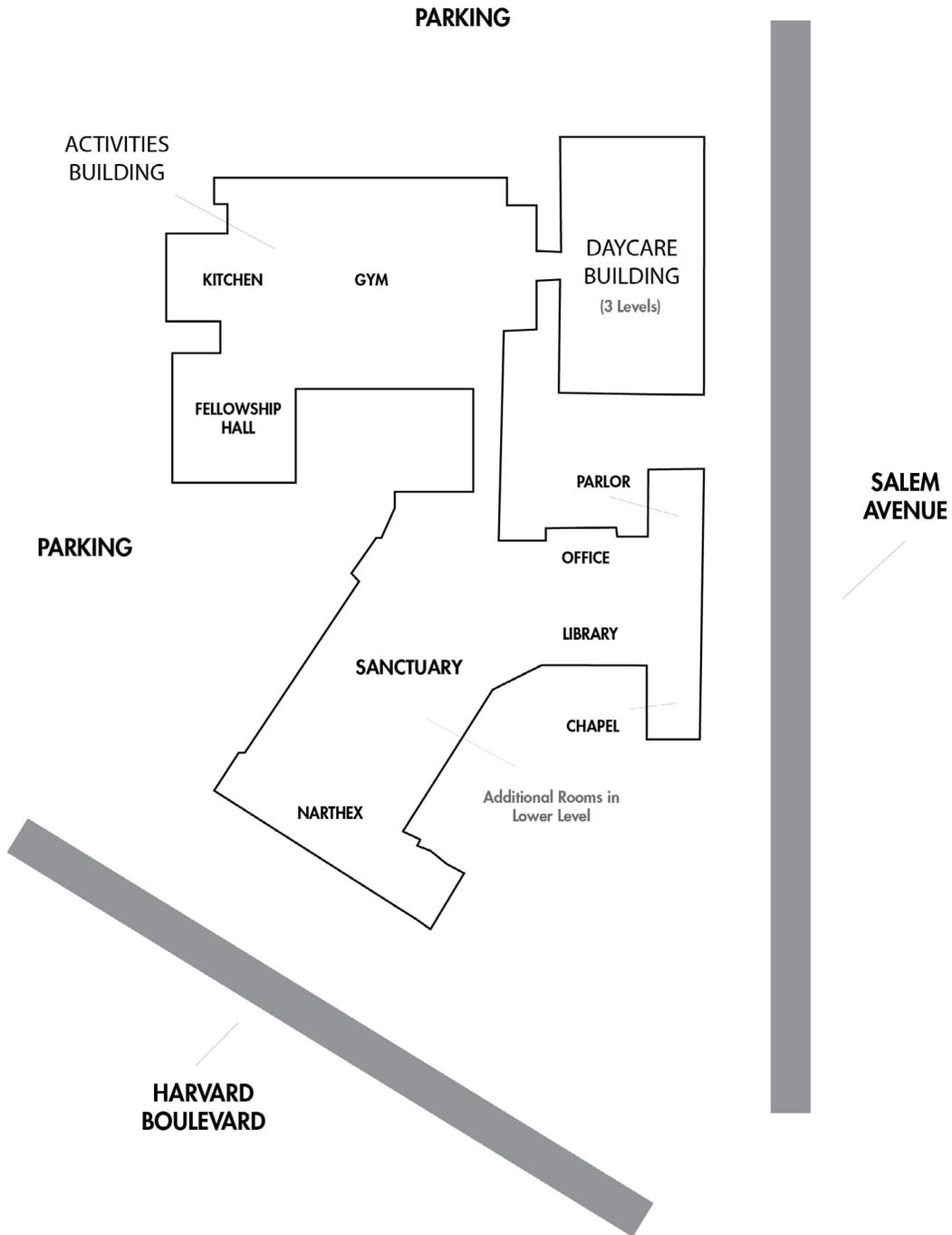
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Commercial Real Estate Services, Worldwide.

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BUILDING LAYOUT



NOT DRAWN TO SCALE

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BUILDING PHOTOS



SANCTUARY FROM FRONT



SANCTUARY FROM BACK



PARLOR



CHAPEL



MEETING ROOM



OFFICE

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BUILDING PHOTOS



STAIRWELL



HALLWAY



BANQUET HALL



KITCHEN IN SANCTUARY BUILDING



GYMNASIUM



KITCHEN

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BUILDING PHOTOS



MEETING ROOM



OFFICE



DAYCARE CLASSROOM



FRONT OF SANCTUARY BUILDING



BACK OF SANCTUARY BUILDING



DAYCARE AND ACTIVITY BUILDINGS

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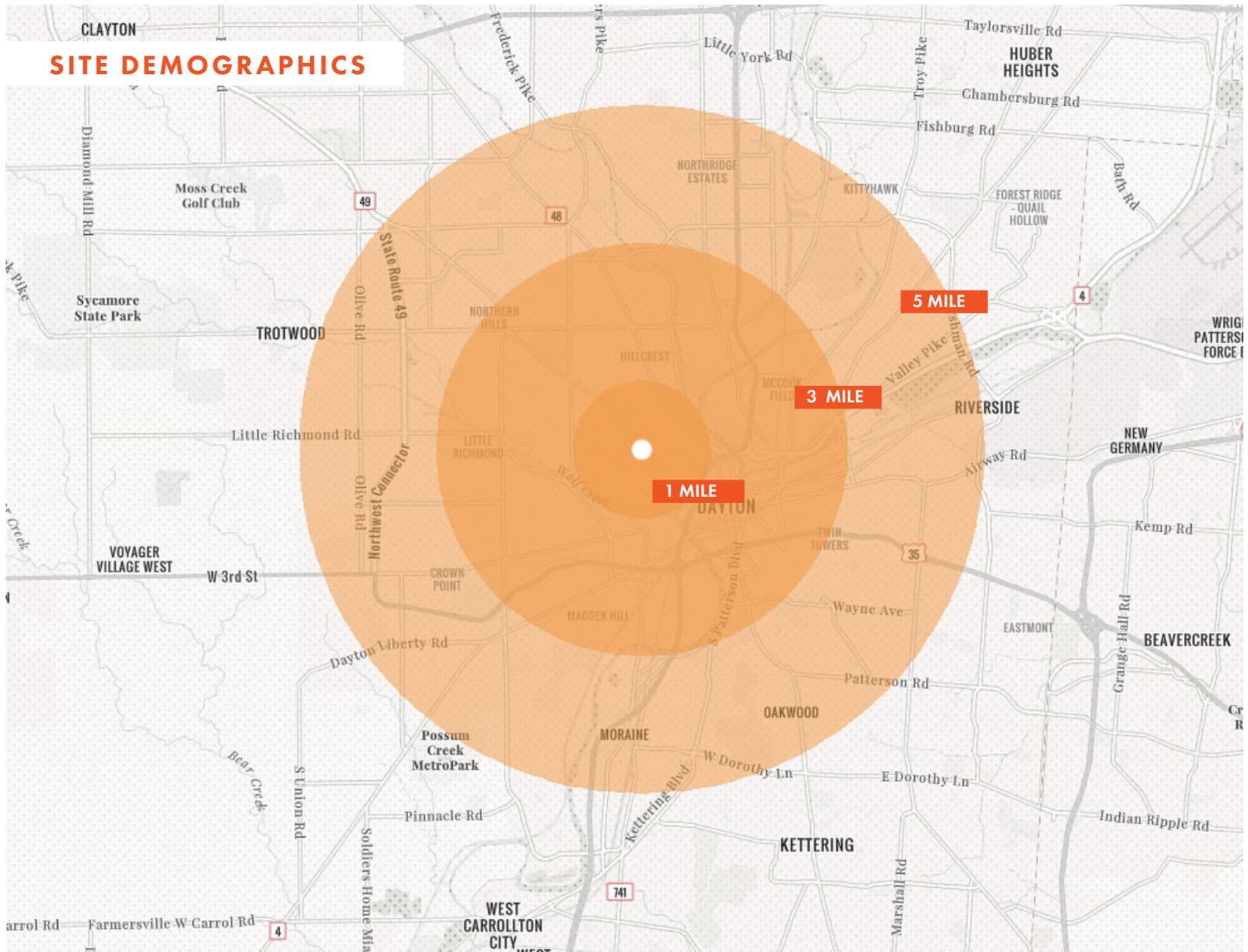
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1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
16,902 ESTIMATED POPULATION 2025	89,626 ESTIMATED POPULATION 2025	192,934 ESTIMATED POPULATION 2025
35.5 MEDIAN AGE	35.4 MEDIAN AGE	36.0 MEDIAN AGE
\$110,420 MEDIAN HOME VALUE 2025	\$104,923 MEDIAN HOME VALUE 2025	\$137,730 MEDIAN HOME VALUE 2025
\$60,628 AVG HOUSEHOLD INCOME	\$60,456 AVG HOUSEHOLD INCOME	\$70,033 AVG HOUSEHOLD INCOME

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