



2552 Bushnell Ave

2552 Bushnell Ave, Dayton, OH 45404

IRONGATE
INC.
COMMERCIAL



Karen Huelsman

Irongate Inc. Realtors

3295 Kemp Rd, Dayton, OH 45431

karen.huelsman@irongaterealtors.com

(937) 478-3410



2552 Bushnell Ave

\$70,000

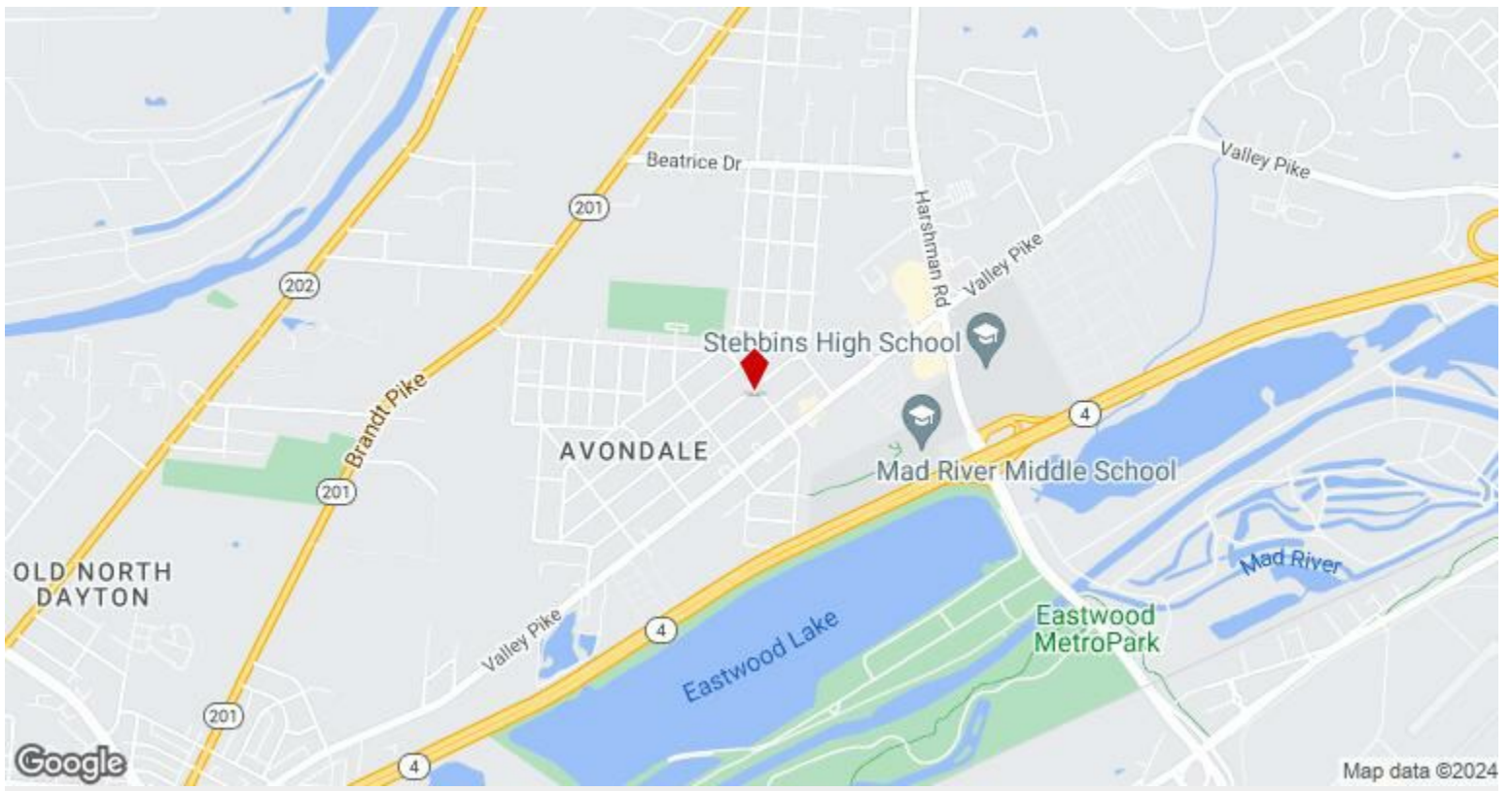
AUCTION! Property currently known as First Church of the Nazarene of Riverside is TURN-KEY ready to operate as a church. Impeccably maintained, this 7000+ sq ft property consists of TWO parcels. Both parcels will sell for one price. Detached garage interior is finished incl. HVAC and was used as the Youth Ministry room. Interior boasts community room, kitchen, nursery, sanctuary complete w/sound system and more! Floor plans are posted with the pictures. Abundant parking at the facility and on the street. Wheelchair accessible. Whole building and termite inspections have been performed and available for your review.

Property will sell above a LOW opening bid of only \$70,000.! 10% Buyer's Premium in effect. AUCTION: TUESDAY AUGUST 20, 2024 @ 1:00 PM est at the property. Buyer's Agents welcomed and encouraged.

- Turn-key church, Immaculate and impeccably maintained
- Centrally located near freeways
- Many uses besides church: office, lodge, Contractor



Price:	\$70,000
Property Type:	Specialty
Property Subtype:	Religious Facility
Sale Type:	Investment or Owner User
Lot Size:	0.42 AC
Building Size:	7,000 SF
No. Stories:	1
Year Built:	1964
Zoning Description:	E- Churches
Walk Score ®:	39 (Car-Dependent)

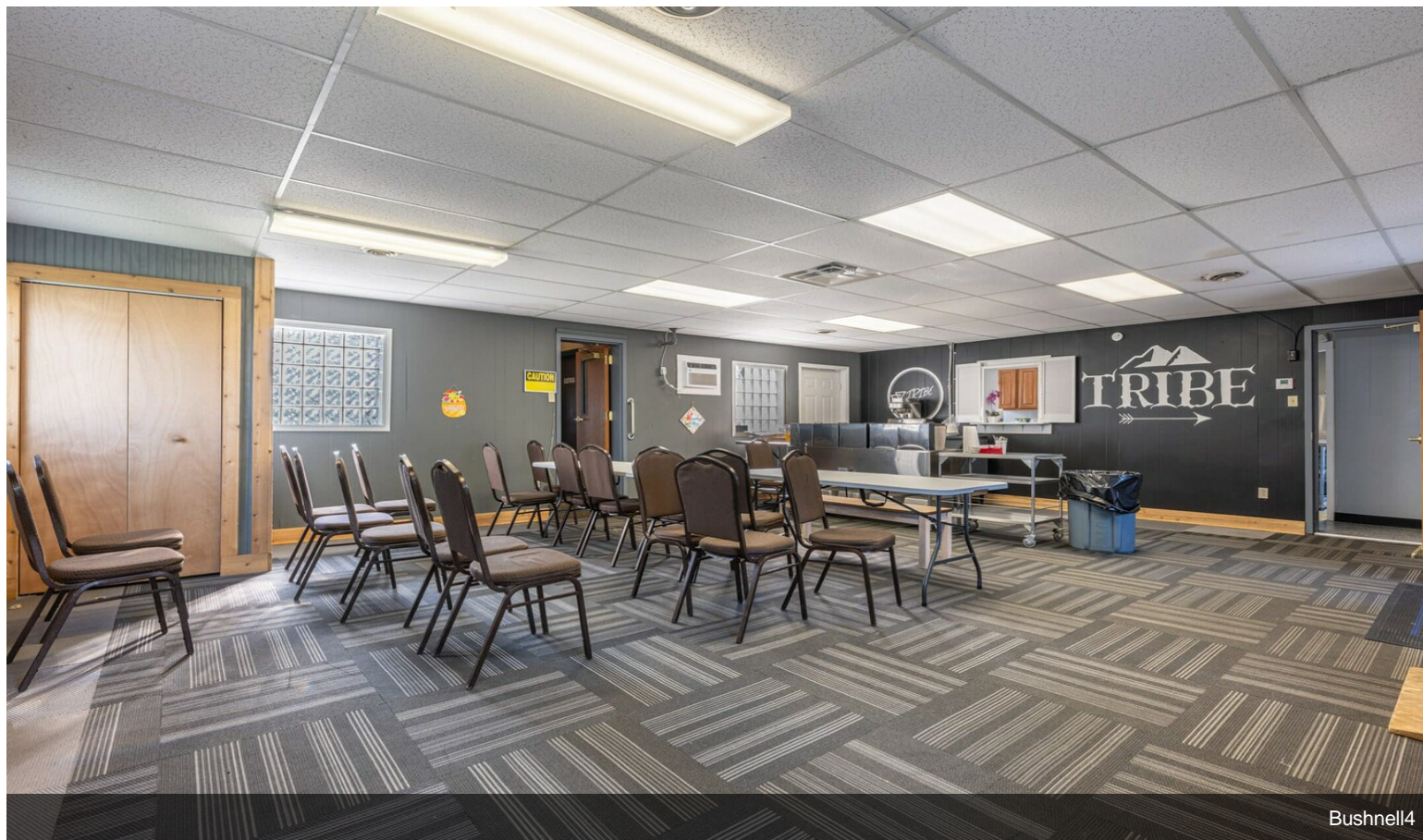


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Property Photos

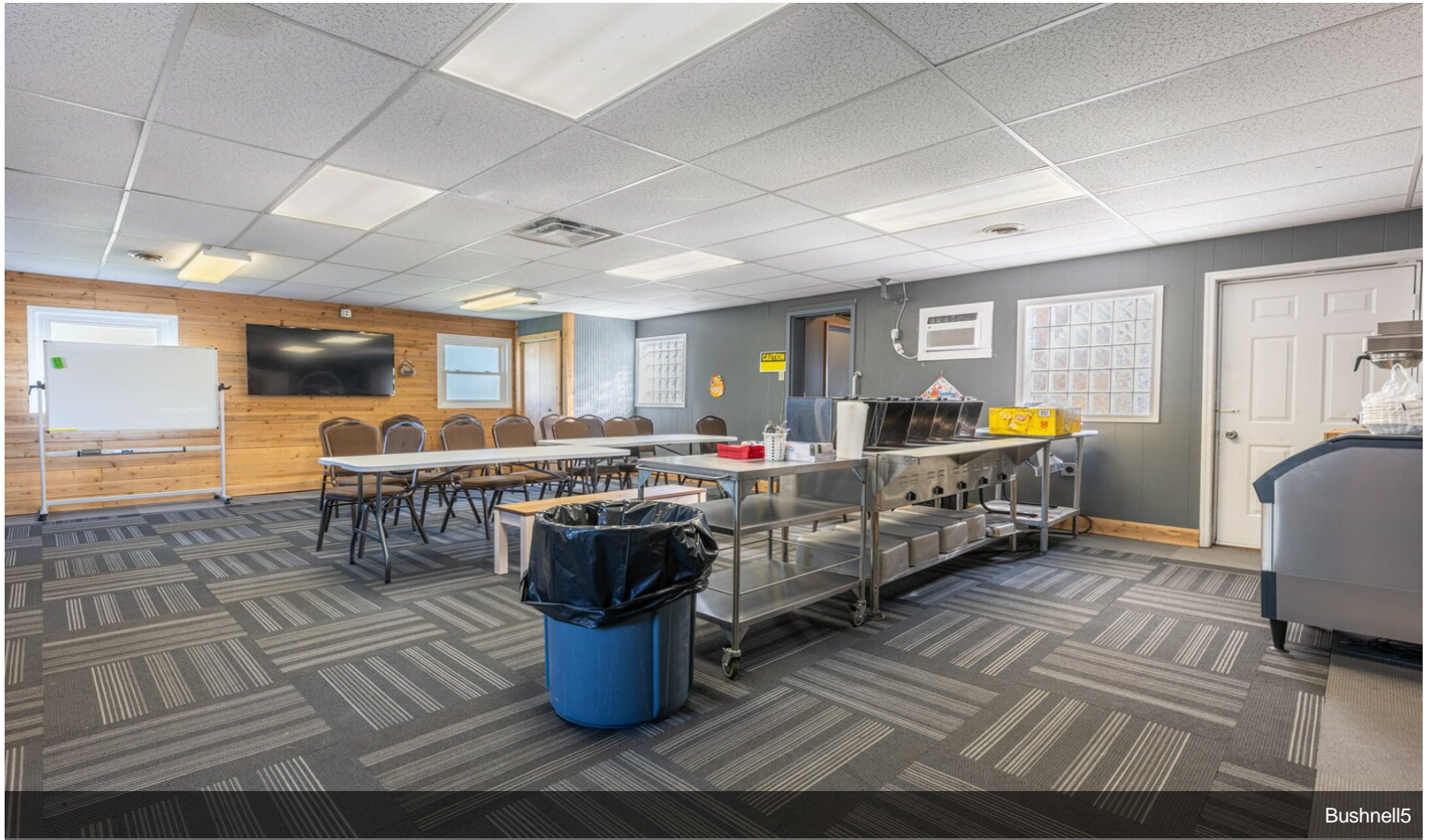


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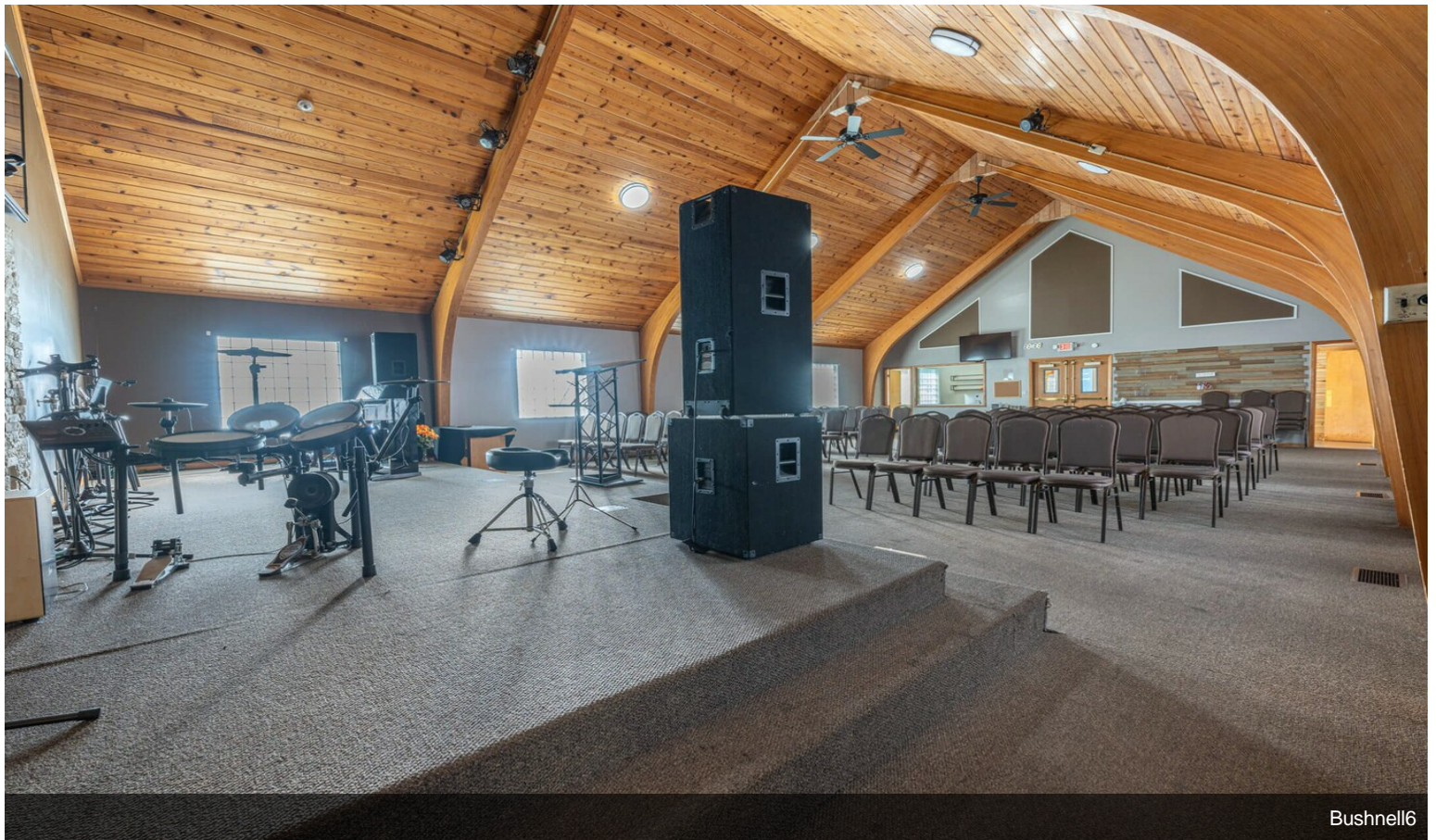


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Property Photos

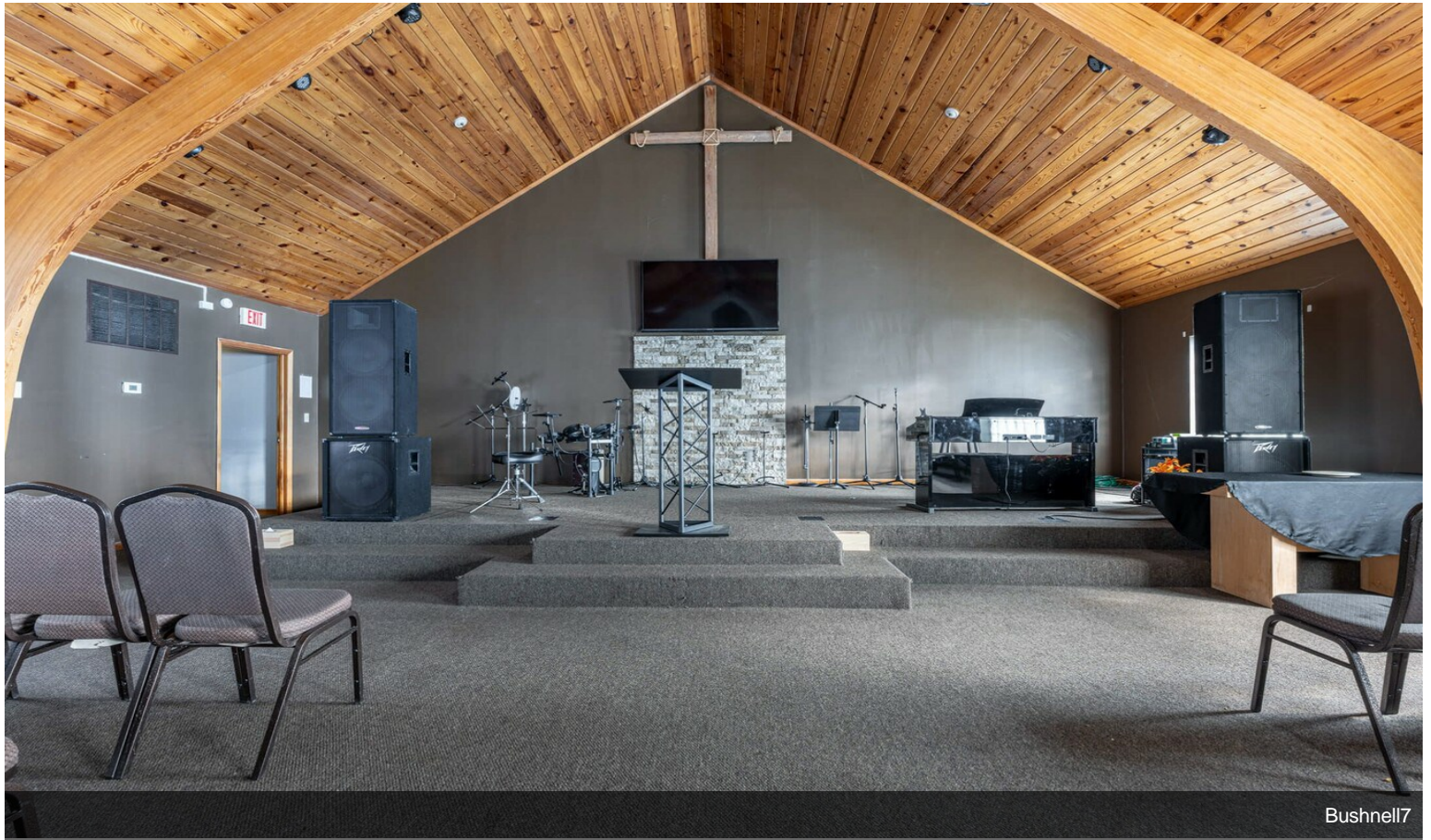


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Property Photos

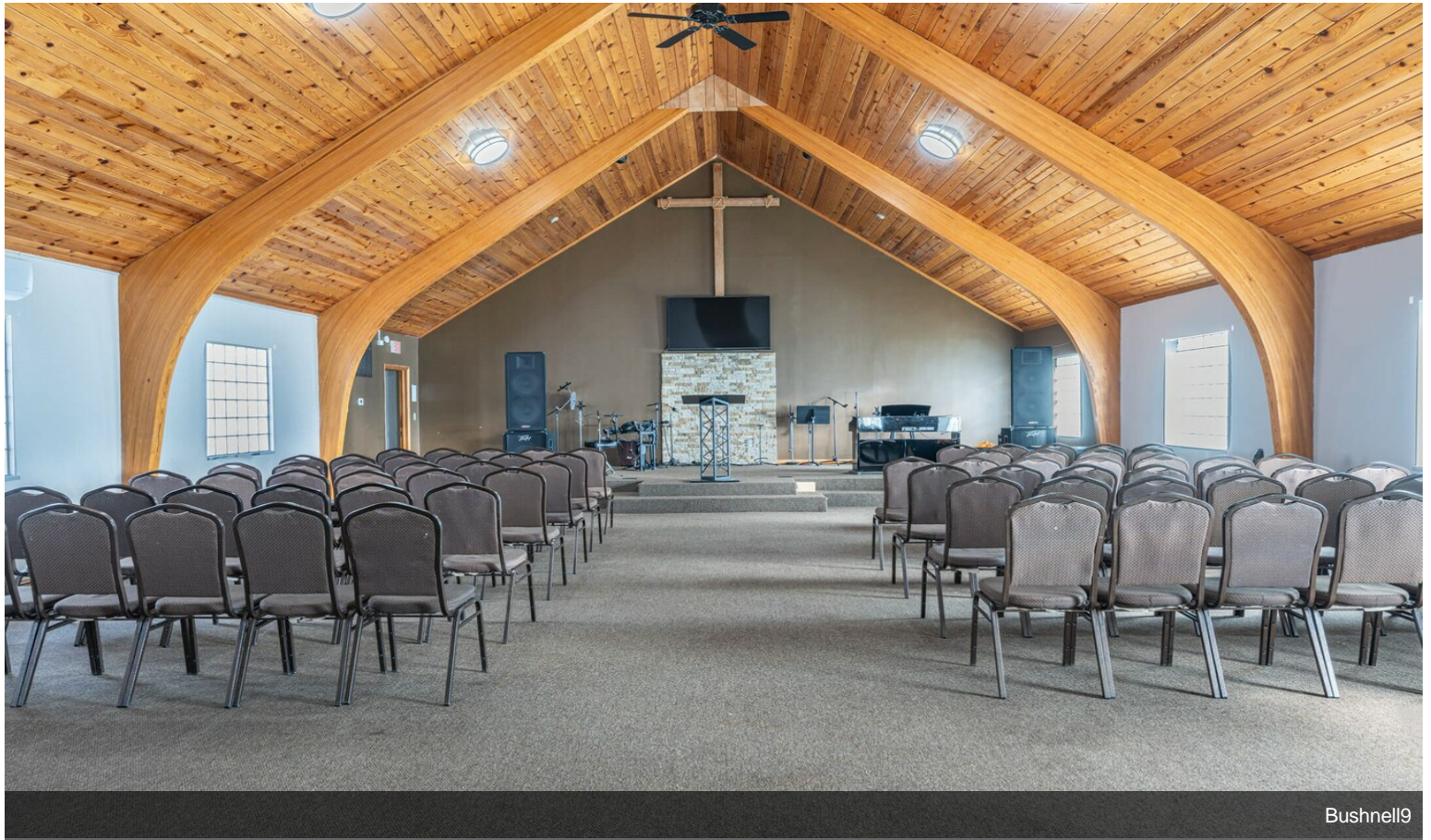


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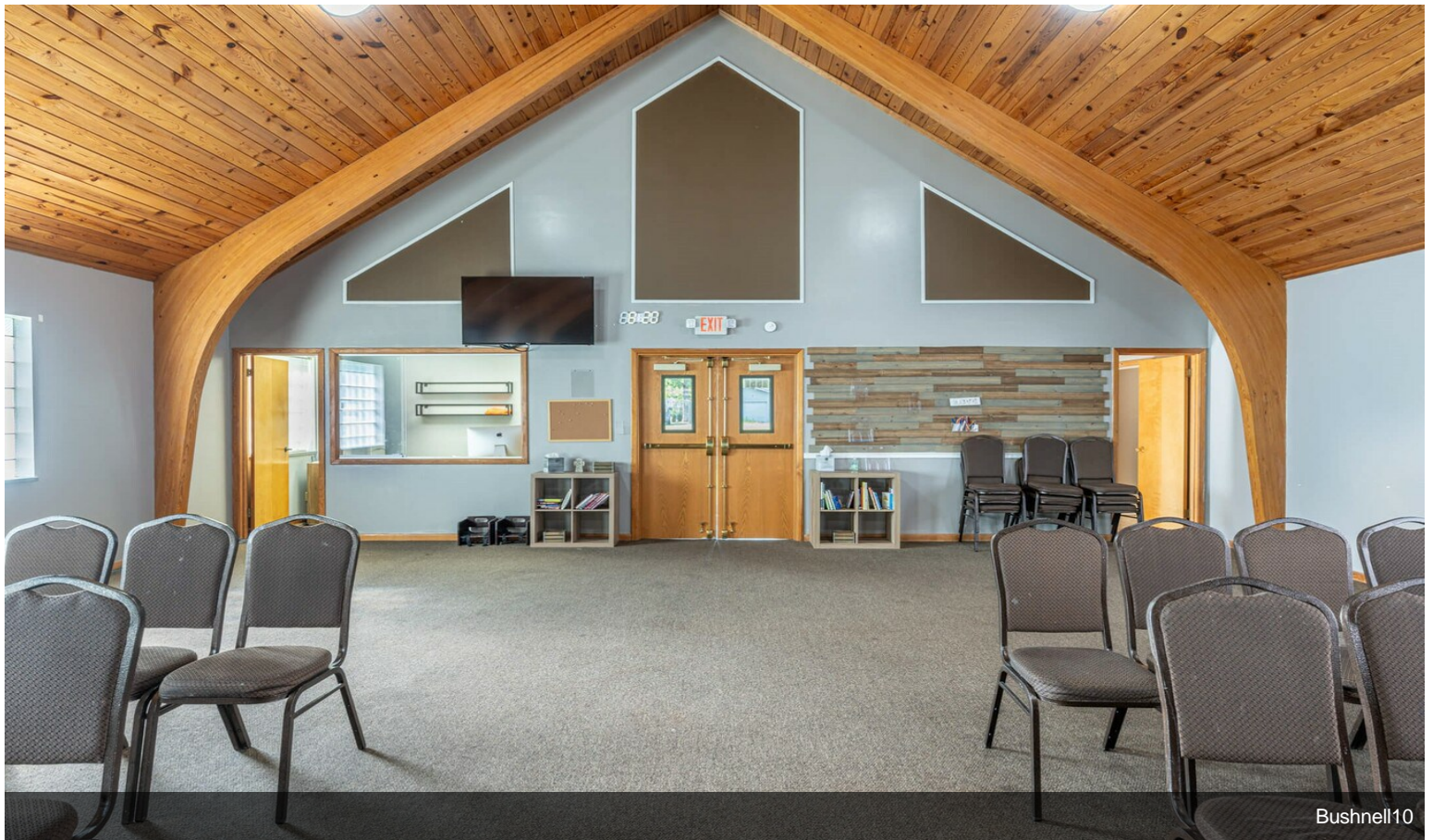


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Property Photos

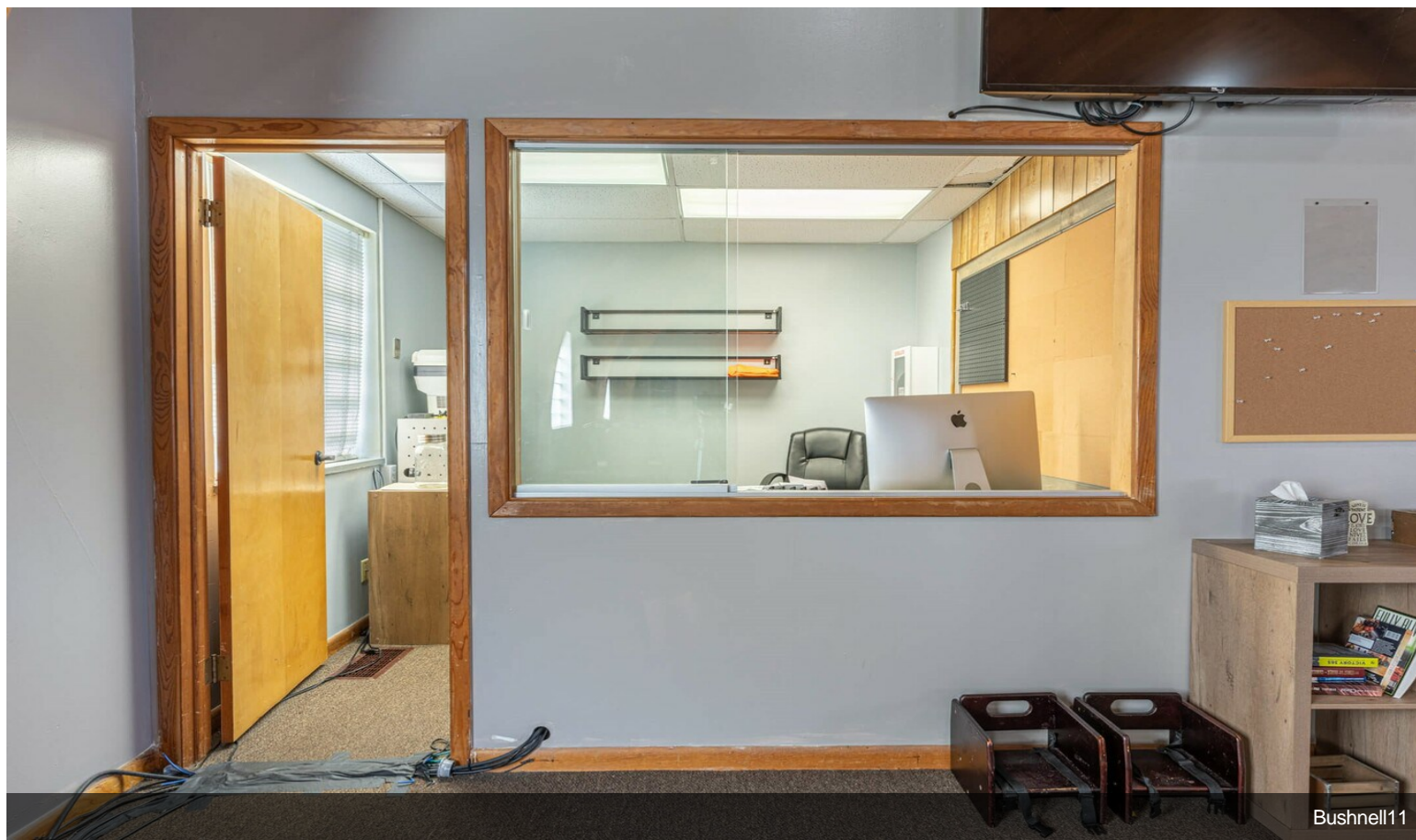


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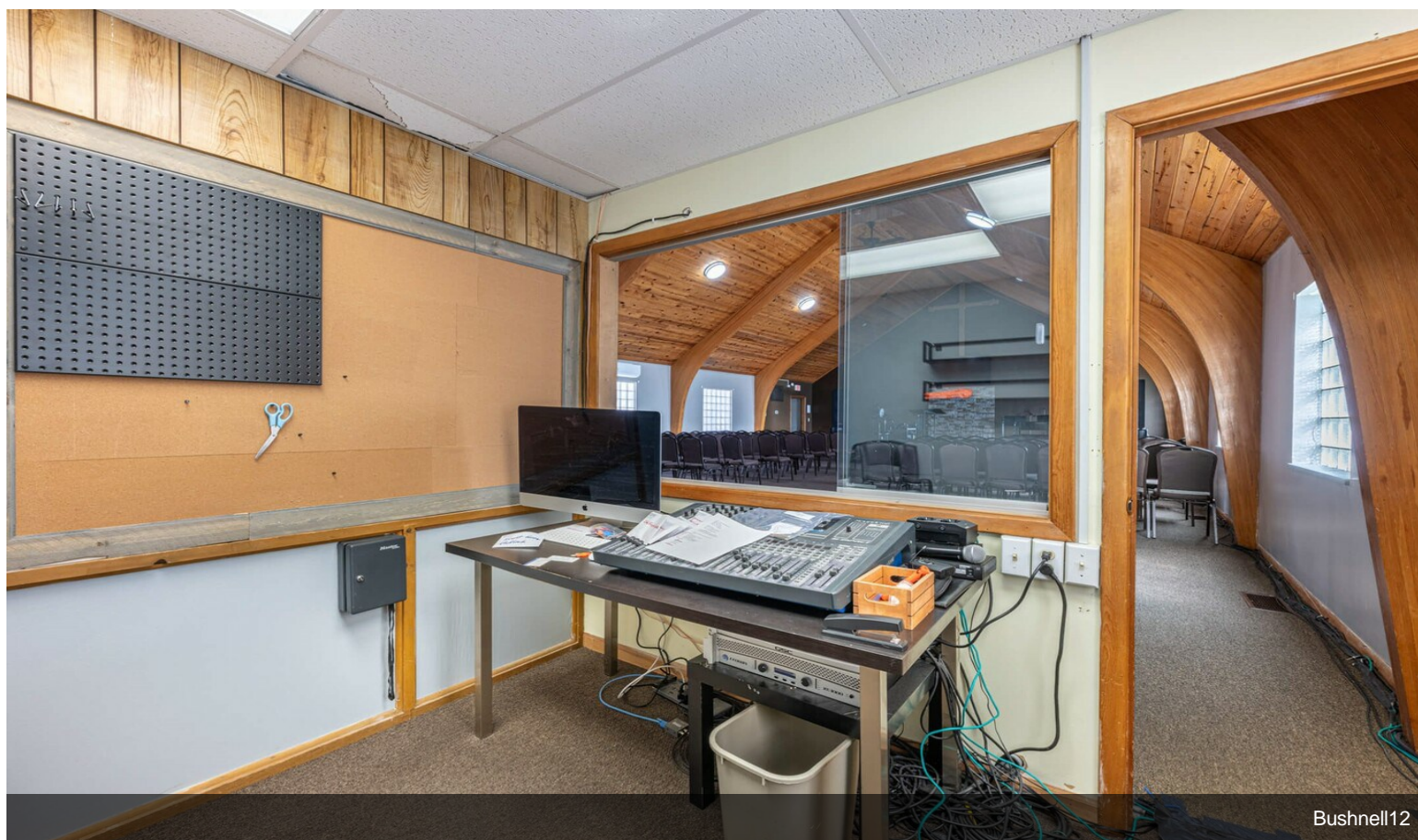


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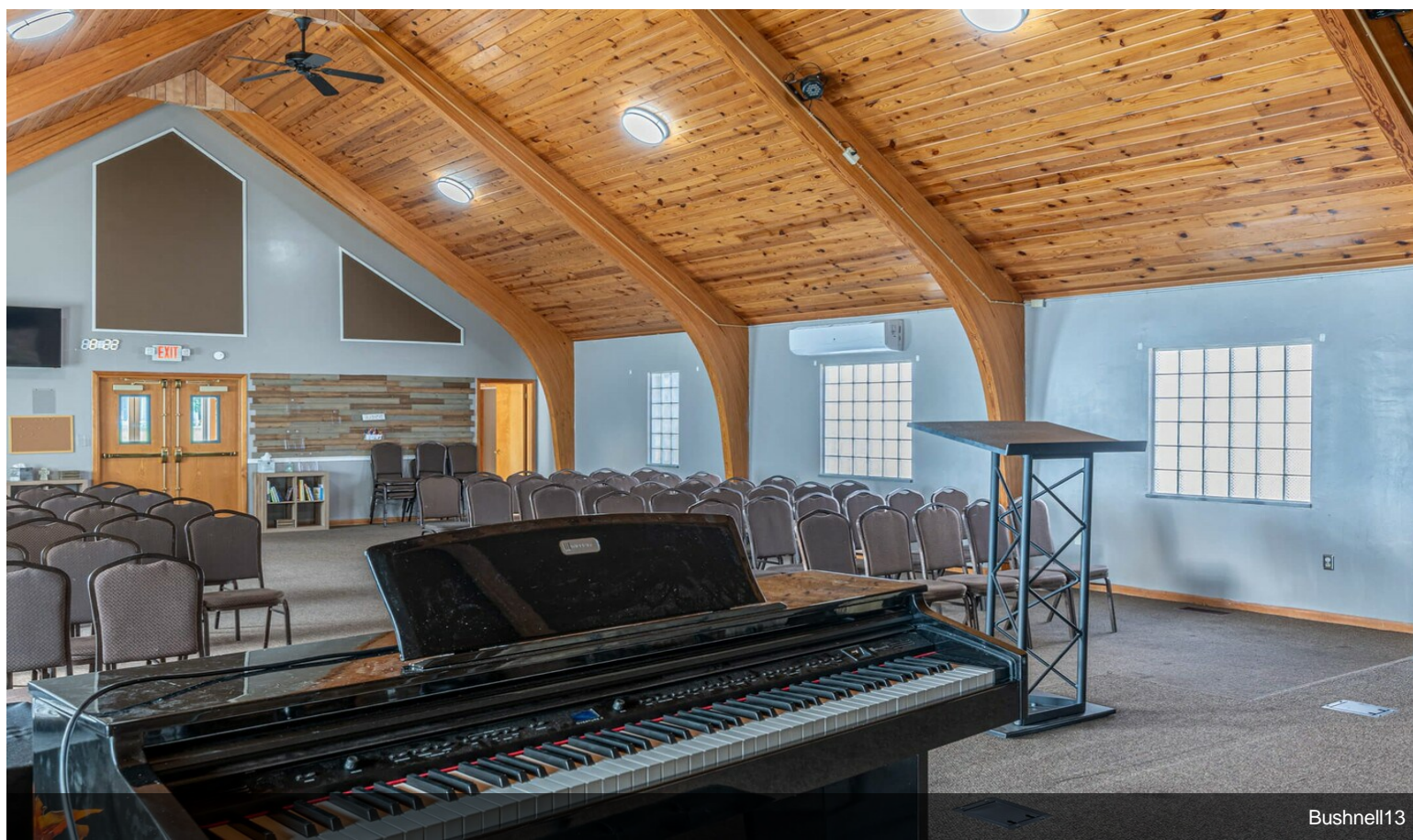


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Property Photos

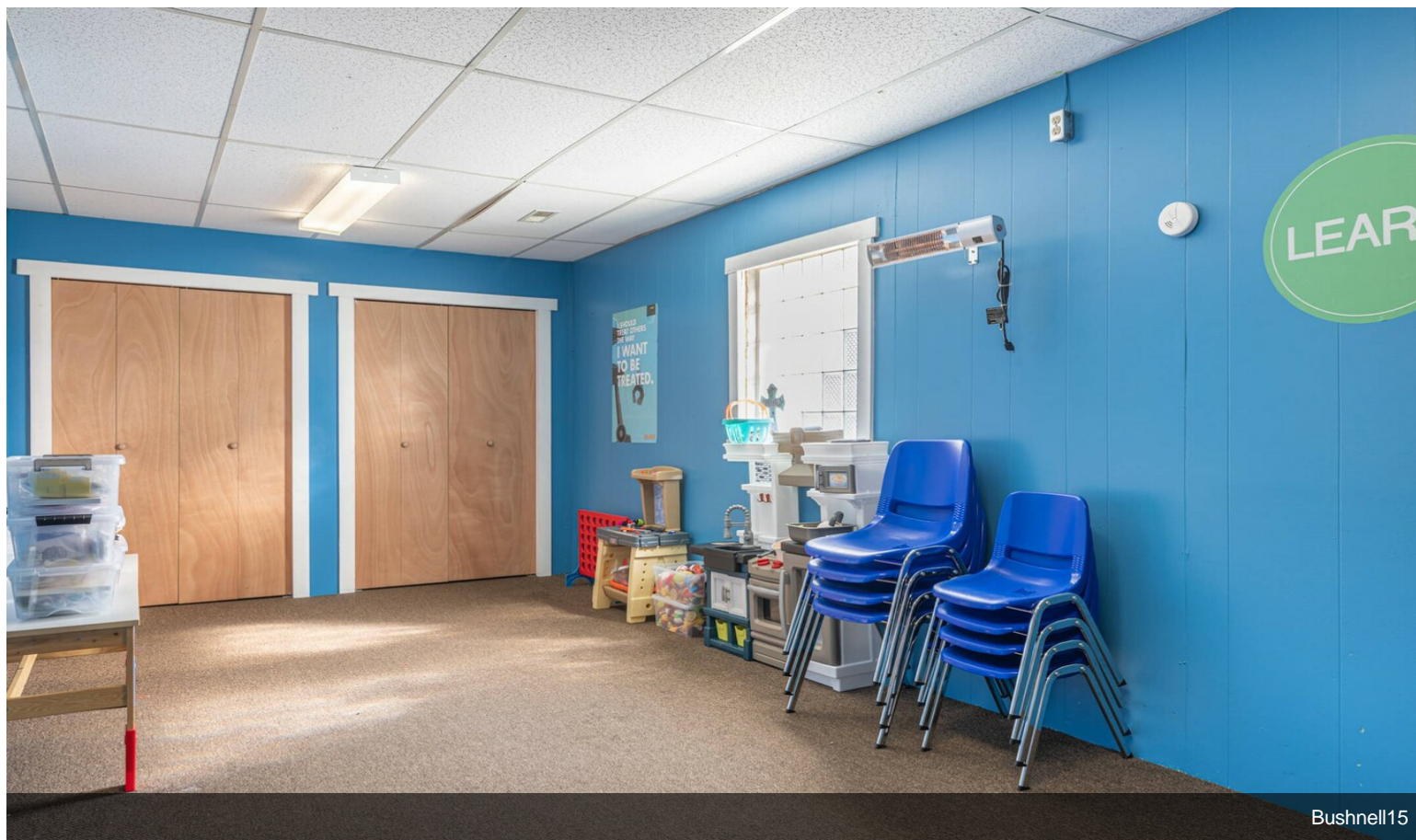


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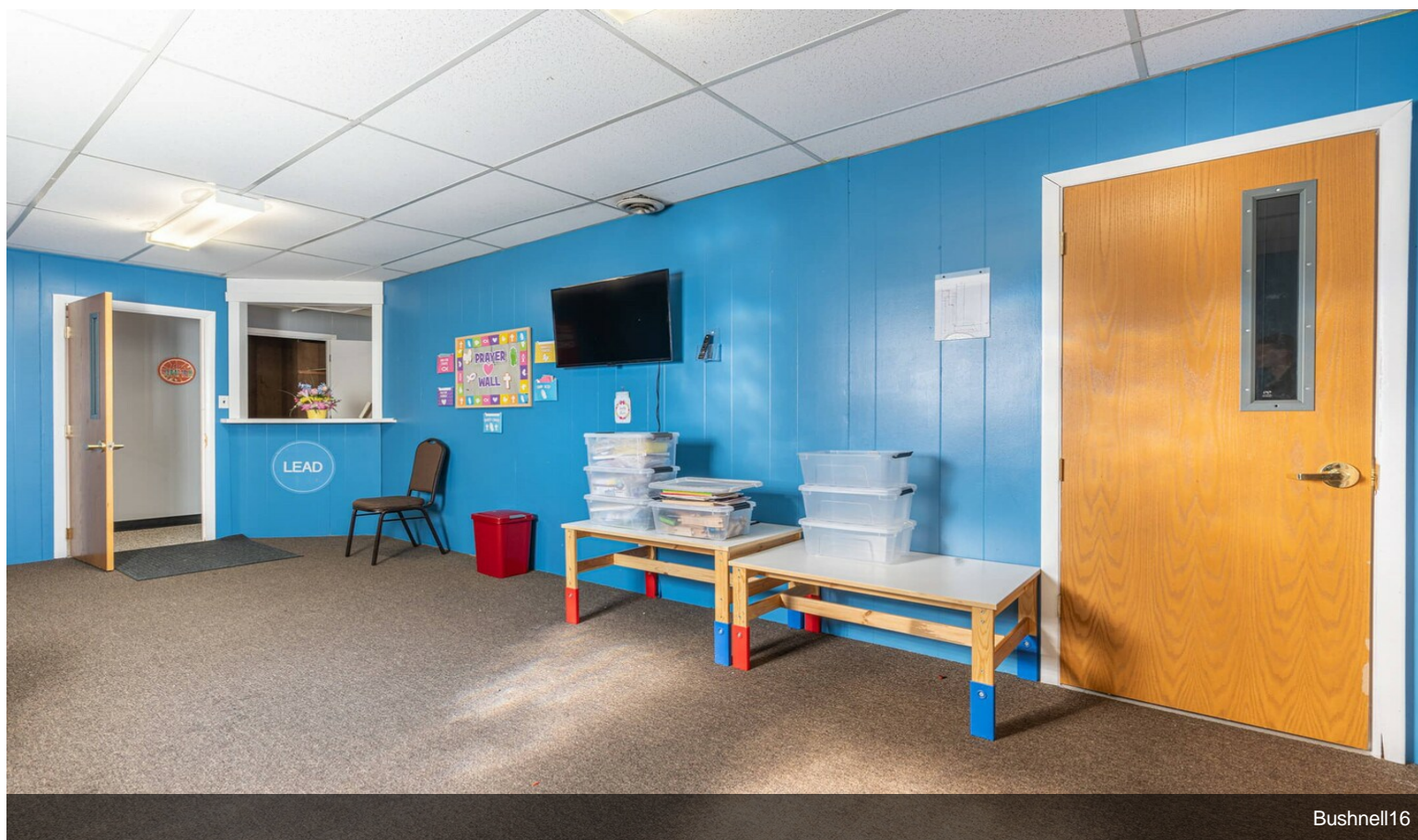


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Property Photos

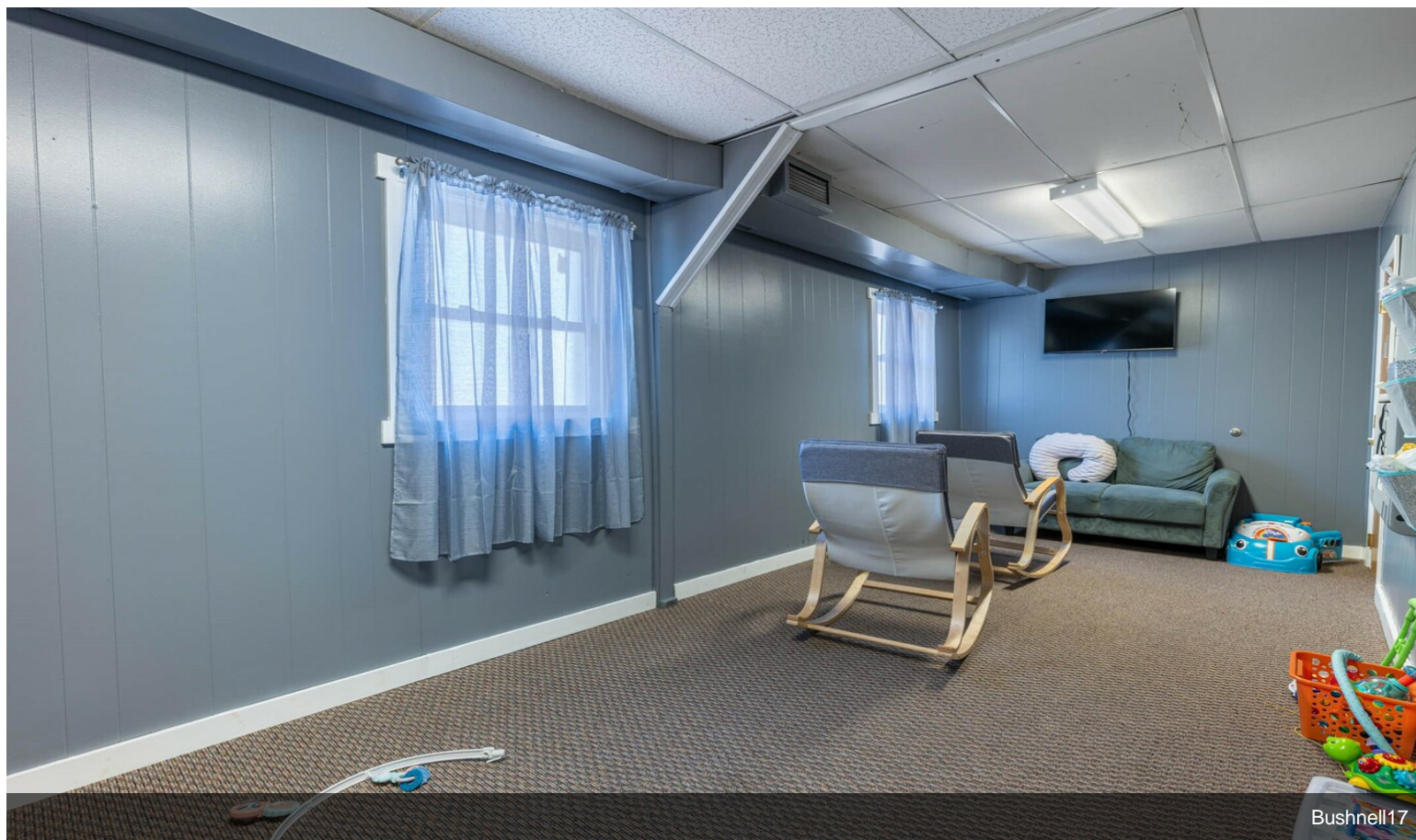


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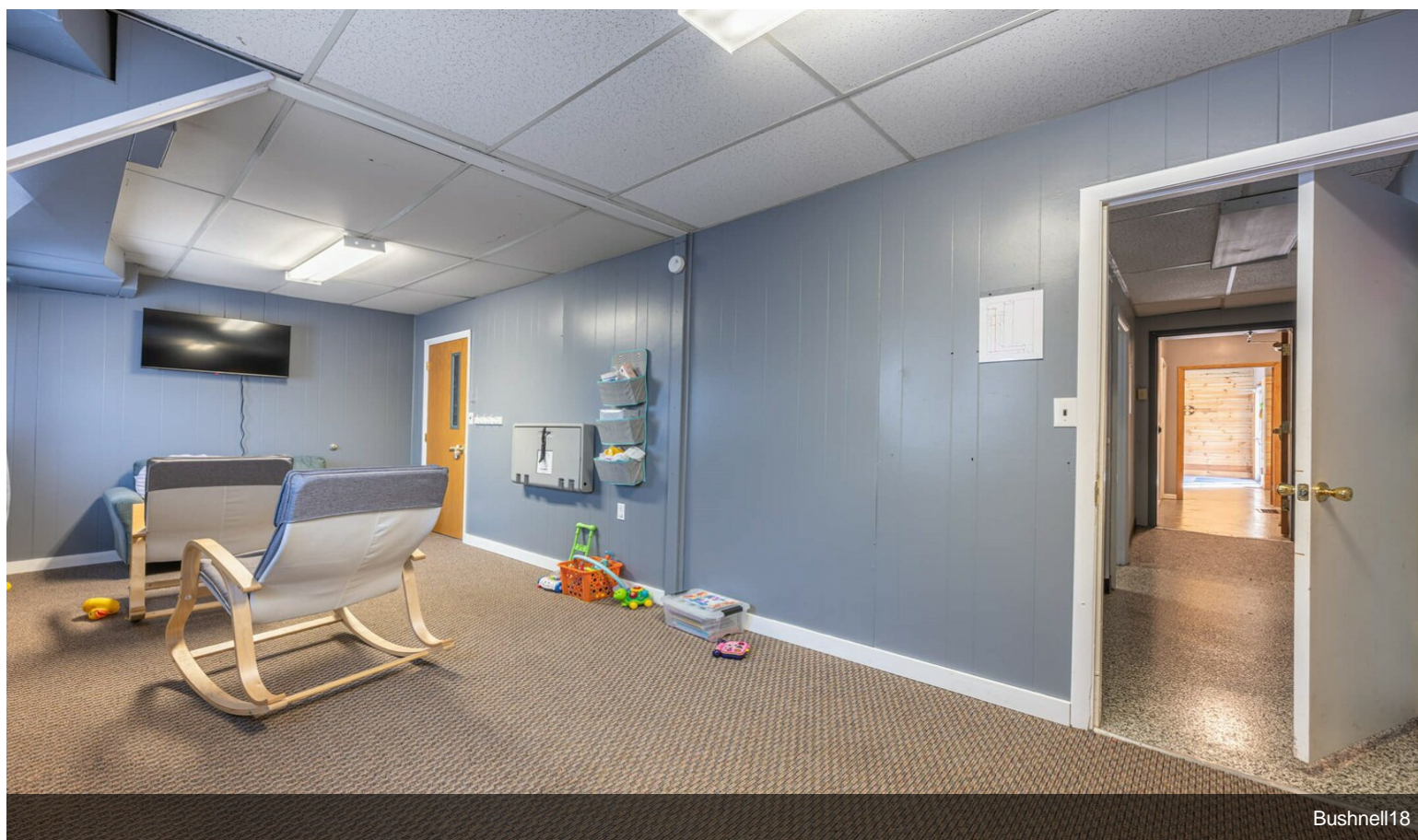


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Property Photos



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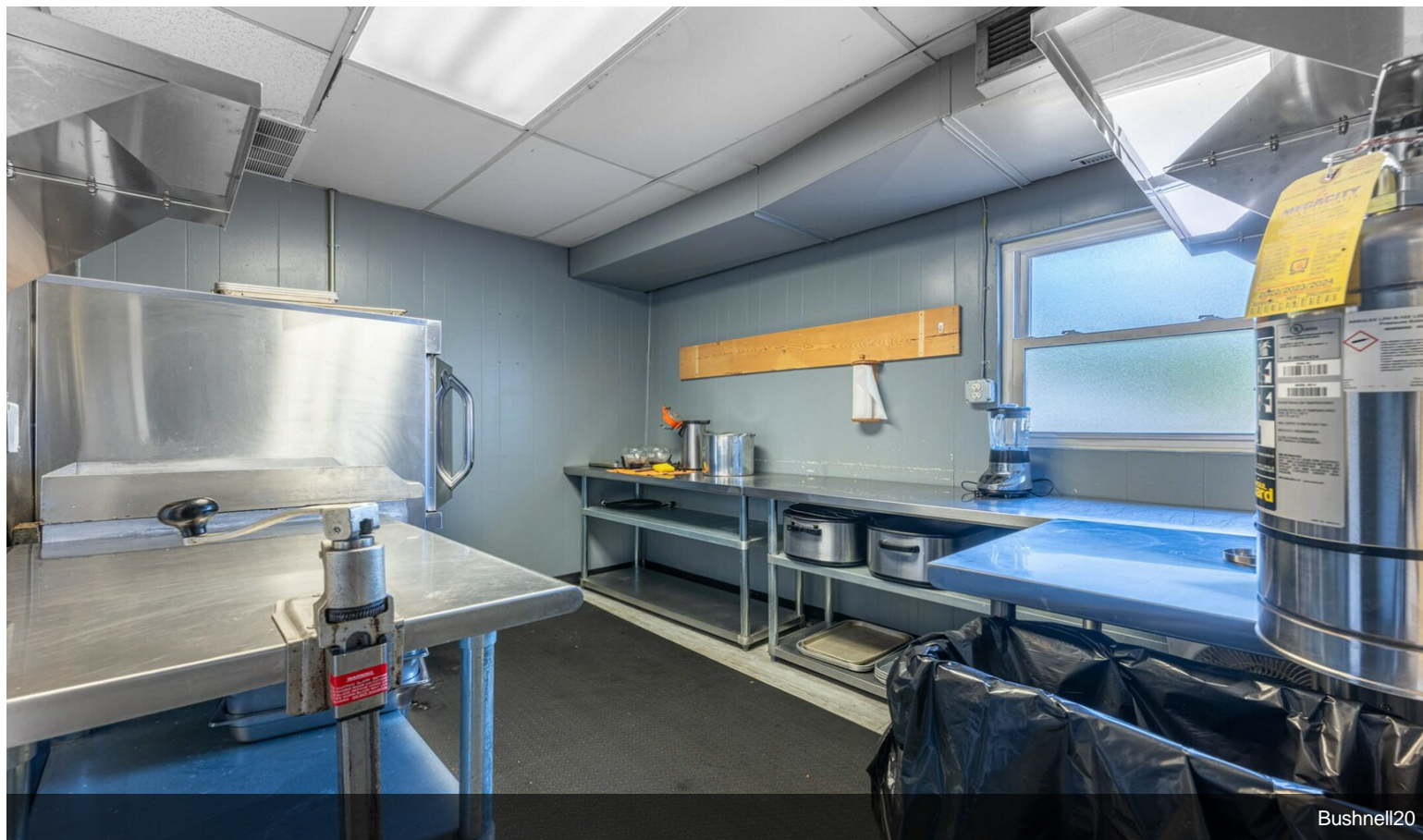


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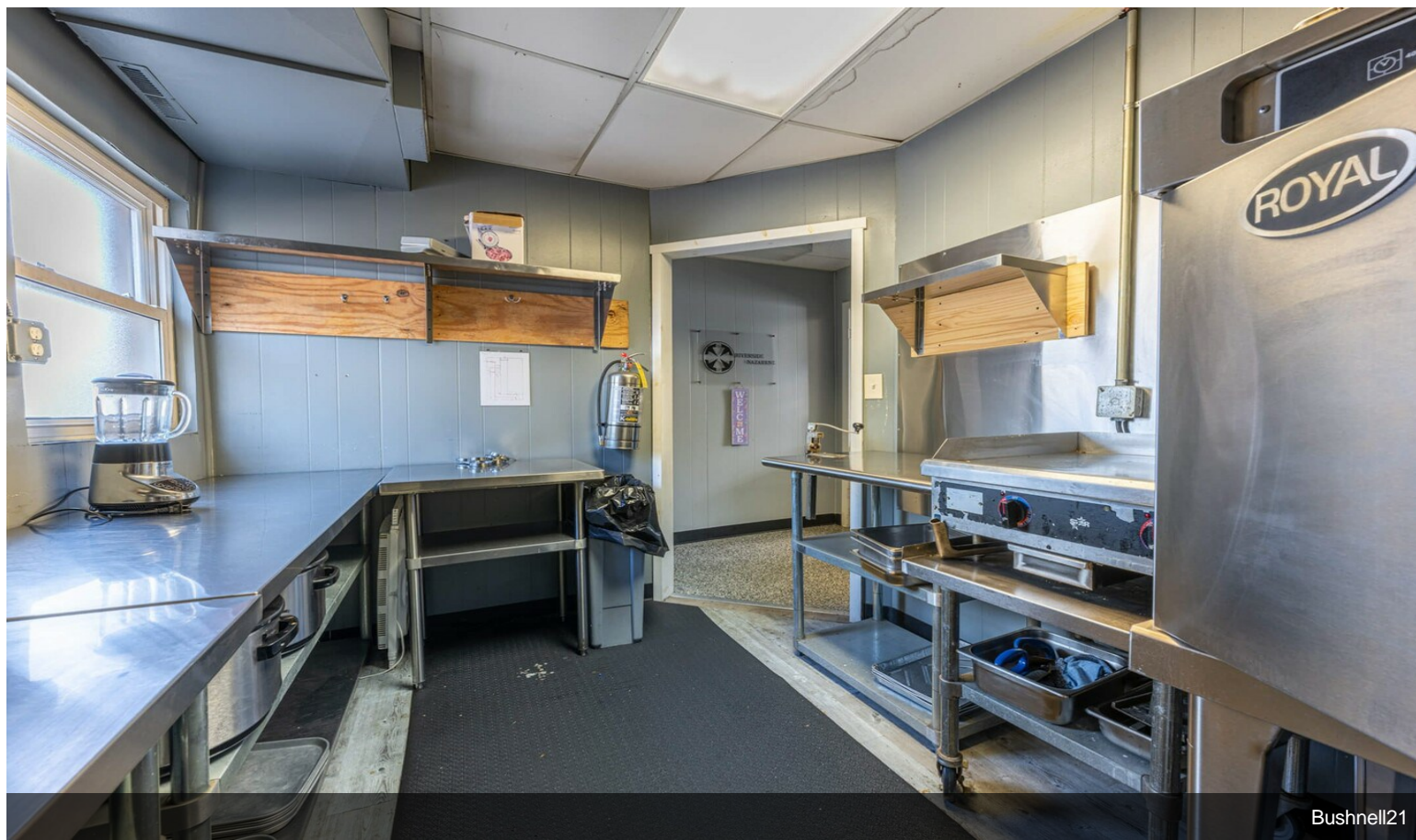


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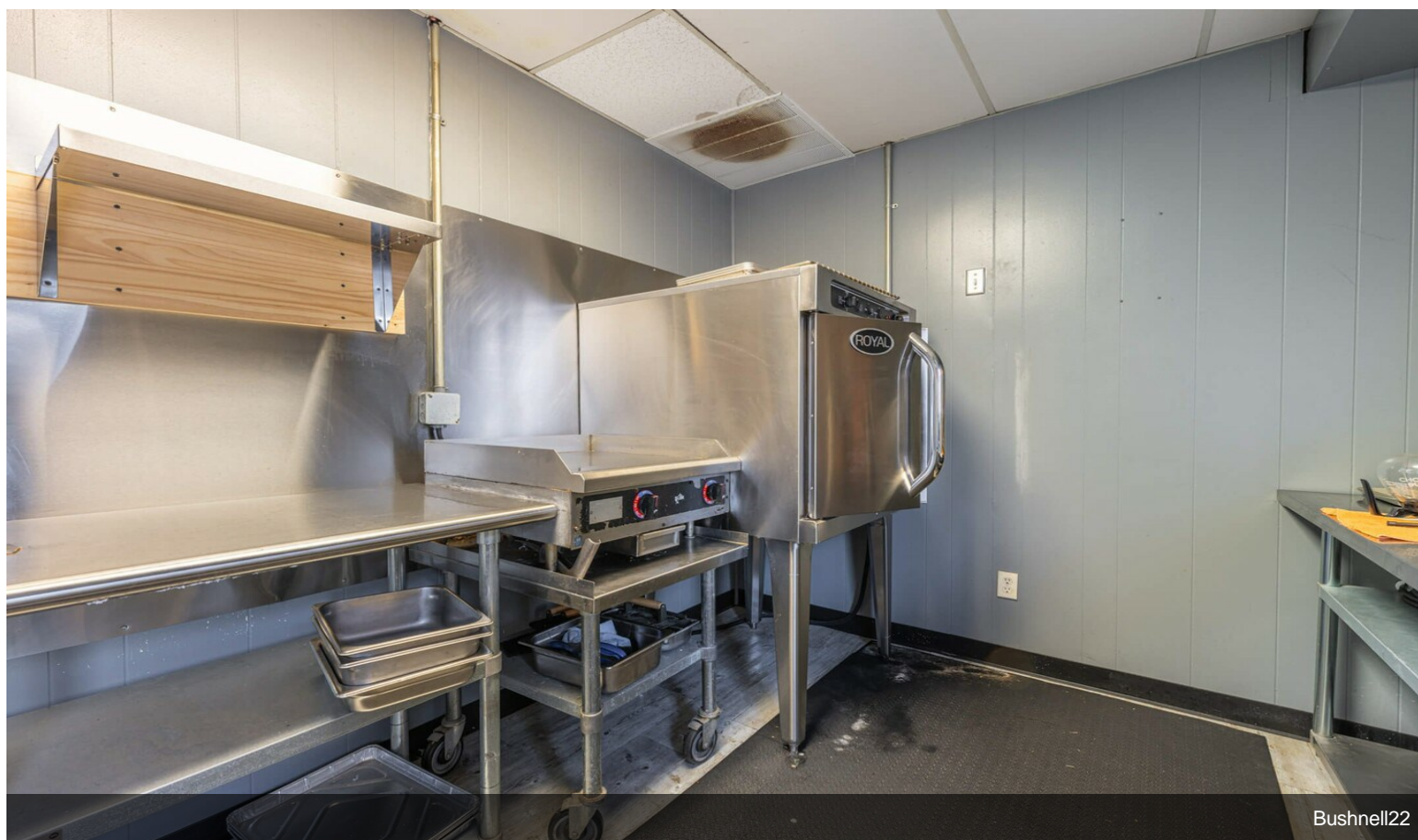


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Property Photos



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Property Photos



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Property Photos

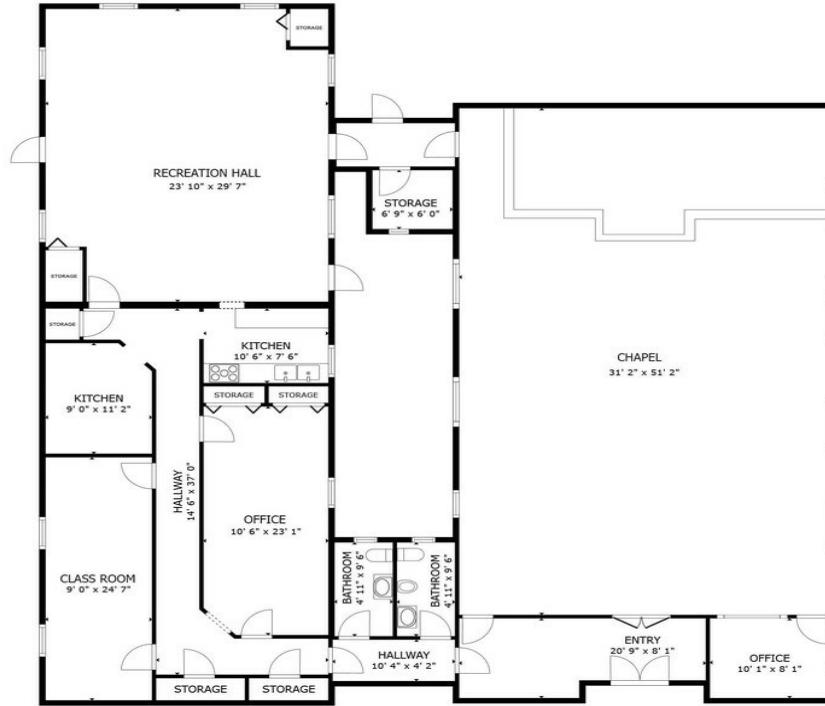


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Bushnell27

Property Photos



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 3,748 sq.ft.
TOTAL : 3,748 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.