



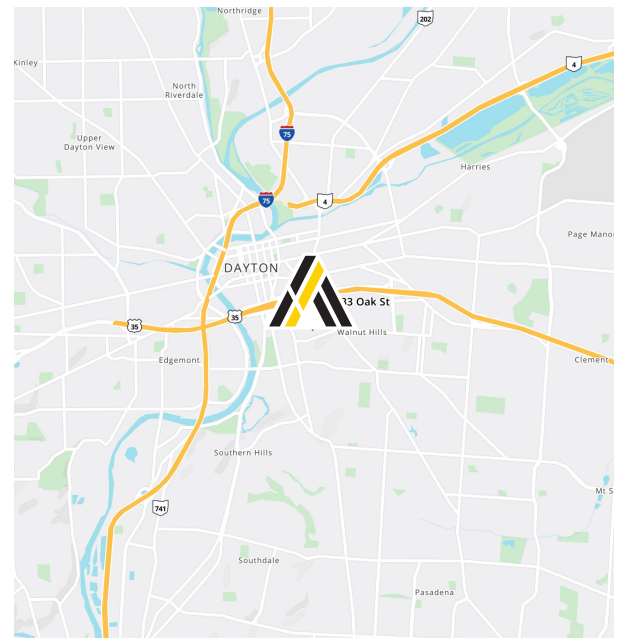
433 Oak Street

Dayton, Ohio 45410

SALE PRICE:
\$589,000

Property Highlights

- **23,953± SF Gothic Victorian Church situated on 0.70± acres** in Dayton's Historic South Park District, offering an irreplaceable architectural presence and exceptional redevelopment potential.
- **Flexible Multi-Use Layout:** Nearly 24,000± SF featuring a sanctuary, fellowship hall, classrooms, reception areas, offices, multiple meeting rooms, gym, 8 restrooms, 2 kitchens (including a former commercial kitchen), and numerous spaces adaptable for a variety of uses.
- **Ideal for Adaptive Reuse:** Well suited for a church congregation, event venue, performing arts center, school, community organization, nonprofit headquarters, cultural center, or creative redevelopment project.
- **Flexible Zoning & Redevelopment Potential:** Zoned MR-5 and surrounded by commercial zoning, creating flexibility for a broad range of permitted and future redevelopment opportunities (subject to applicable approvals).
- **Prime Location:** Adjacent to Blommel Park and just minutes from the University of Dayton, downtown Dayton, hospitals, restaurants, retail, and neighborhood amenities, providing convenient access for users, visitors, and future occupants.



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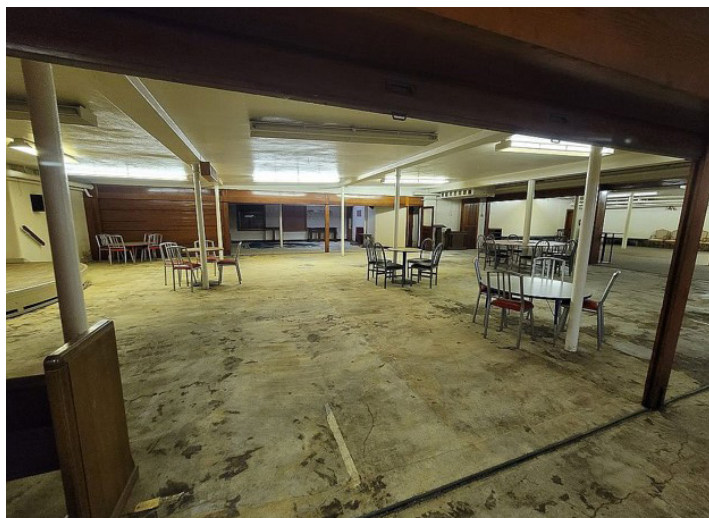
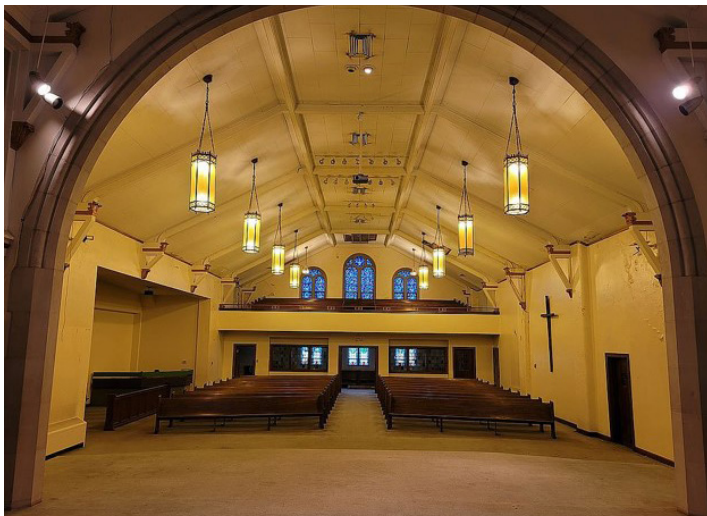
Demographics

	1 Mile	3 Mile	5 Mile
Total Population	18,762	106,907	225,677
Total Households	5,903	45,298	96,842

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Photos



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Photos



Aerial

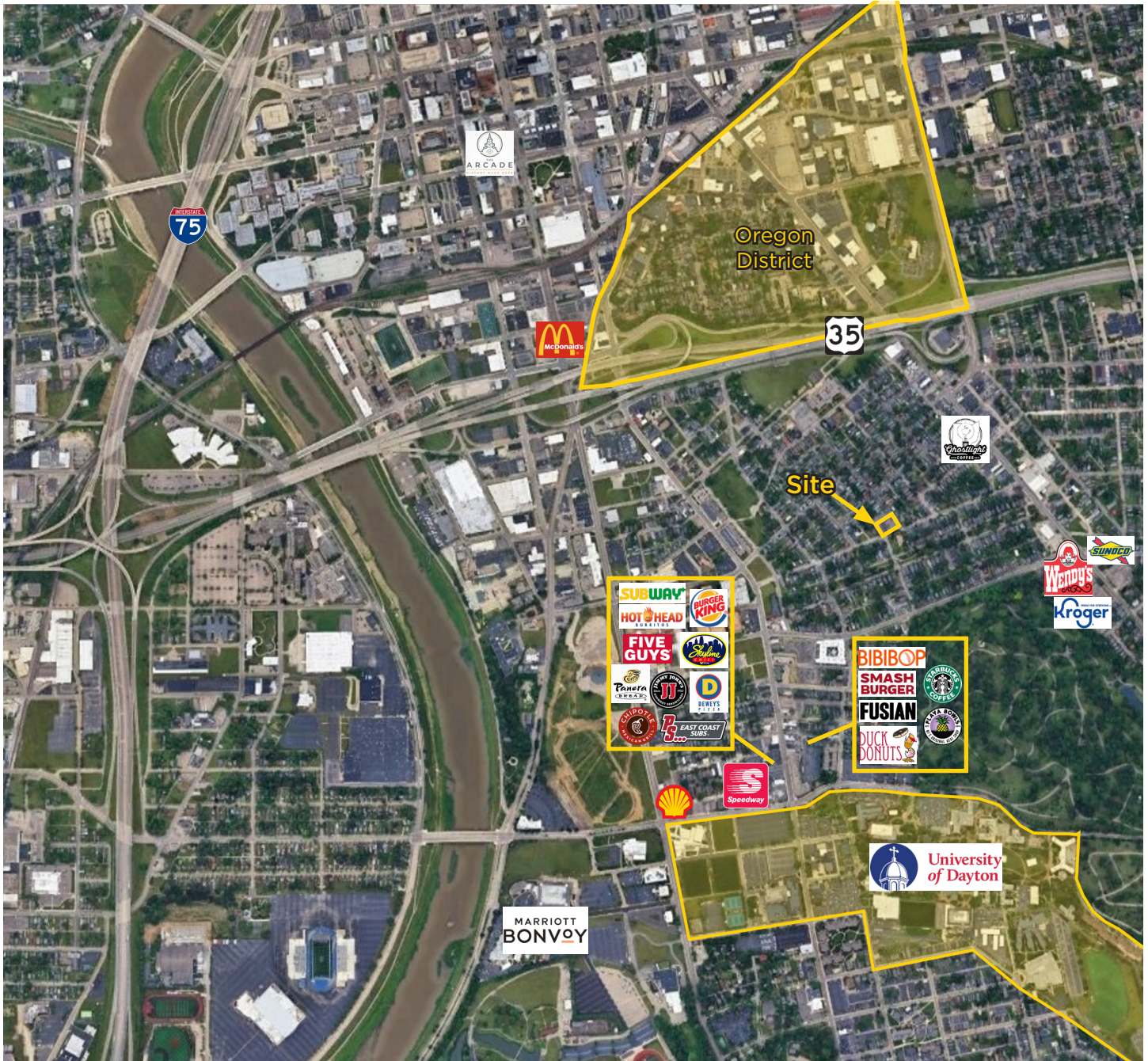


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Aerial



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