

2552 Bushnell Ave
2552 Bushnell Ave, Dayton, OH 45404

IRONGATE
INC.
COMMERCIAL



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(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.

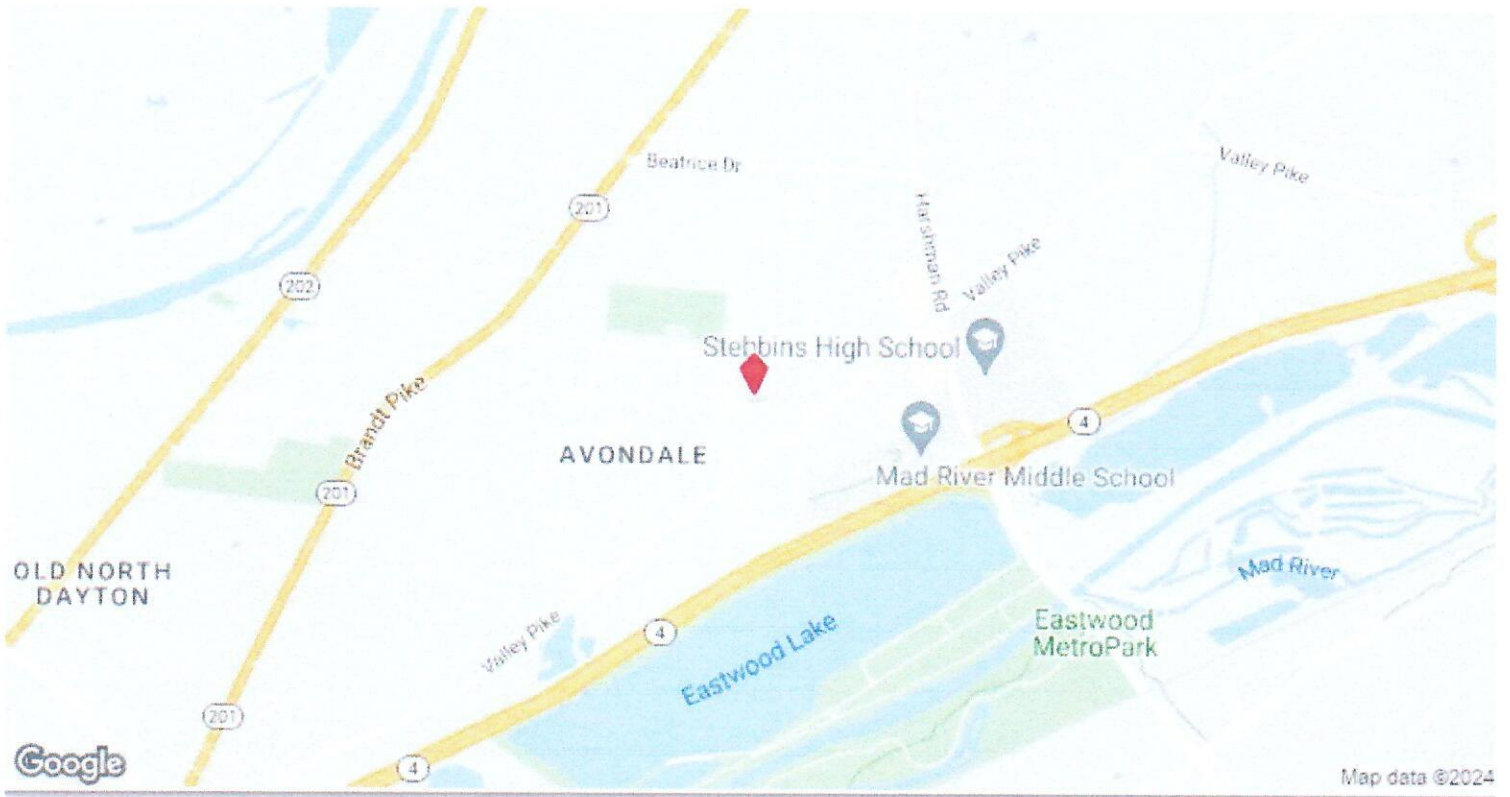
OTHER POSSIBILITIES: offices, daycare, Lodge, Banquette center. **NOTE:** for an interested in the property for another purpose, contents can be sold prior to new owner's occupancy.

The...

- 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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REAL ESTATE AUCTION! Riverside OH Church
2552 Bushnell Ave. Dayton OH 45404
Tuesday August 20, 2024 @ 1:00 pm est at the property and Online

REAL ESTATE AUCTION TERMS AND CONDITIONS:

This is NOT a bank-owned or distressed property. Property is part of an Estate

BIDDING PROCEDURE: The property will sell to the highest bidder above a stated minimum bid of **only \$70,000.00**. A 10% Buyers Premium is in effect. This means 10% will be added to the high bid at Auction to establish the contract price, 11% if bidding online.

ACCEPTANCE OF A HIGH BID: the successful Bidder will sign a Contract to Purchase Real Estate Agreement at the Auction immediately following bidding.

DOWNPAYMENT/EARNEST MONEY: \$5,000. Down payment is due day of Auction upon signing the Contract to Purchase Real Estate Agreement with balance due at closing. Cash, check or certified funds. **BIDDING IS NOT CONDITIONAL UPON FINANCING.** If you are not preapproved for financing or prepared to pay cash for the property, **DO NOT BID**. Earnest money will not be refunded for any reason if you as the buyer are unable to close.

FINANCING: if you will be financing, it is important to remember the property is being sold "As-Is". This means any lender or appraisal conditions or requirements for closing are the responsibility of the Buyer.

BUYERS AGENTS WELCOME but pre-registration is required. PLEASE EXPECT NO EXCEPTIONS. Please see Agent Registration form, review, and sign with your client. Return the form to the listing Agent/Auctioneer within the timeline set forth and you will receive acknowledgement of registration. Buyer's Agents do not need to bring a contract or disclosures to the Auction, they have been prepared in advance and available for viewing.

ONLINE BIDDING will be available, for complete details contact listing Agent/Auctioneer. Online bidders **MUST** register 24 hours prior to Auction, no exceptions.

ABSENTEE BIDDING is available, but you **MUST** contact listing Agent/Auctioneer 24 hours prior to Auction, no exceptions.

INSPECTIONS: All inspections are to be conducted prior to the Auction. This property is being sold "As Is, Where Is". Whole House and Termite inspections have been performed and are available for review.

REAL ESTATE TAXES will be prorated to the date of closing using the Short tax pro ration method.

REAL ESTATE CLOSING will be on or before September 17, 2024. Purchaser will pay customary costs of closing. M&M Title Co. Dayton OH will be performing the closing as preliminary title search has been completed.

POSSESSION is at closing.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and related materials is subject to the terms and conditions outlined in the Contract to Purchase Real Estate Agreement and this addendum. Announcements made by the auctioneer at the time of the Auction take precedence over any previously printed materials.

This property is being sold "As Is, Where Is". No warranties or representations either expressed or implied concerning this property are made by the Seller, Auctioneer or Irongate Realtors, Inc. Each Bidder is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning this property. The information in this brochure and related materials is believed to be accurate but is subject to verification by all parties relying on it. Neither the Seller, Auctioneer or Irongate Realtors, Inc. assume liability for its accuracy, errors, or omissions.

Conduct at the Auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and the Auctioneer reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, legal capacity etc. All decisions of the Auctioneer are final.

Seller: Xenia First Church of the Nazarene of Riverside

Karen Huelsman Realtor/Auctioneer CAI Irongate Realtors, Inc. 937.478.3410
karen.huelsman@irongaterealtors.com

Innovative-auctions.com
Irongaterealtors.com

PARID: I39 00715 0054
PARCEL LOCATION: 2552 BUSHNELL AVE

NBHD CODE: C3400000

[Click here to view neighborhood map](#)

Owner

Name
XENIA FIRST CHURCH OF TH NAZARENE OF RIVERSIDE

Mailing

Name XENIA FIRST CHURCH OF TH
NAZARENE OF RIVERSIDE
Mailing Address 2552 BUSHNELL AVE
City, State, Zip DAYTON, OH 45404 2408

Legal

Legal Description 329-330 P V FARMS
195-2-81
Land Use Description E - CHURCHES ETC PUBLIC WORSHIP PRIVE
Acres .2732
Deed
Tax District Name RIVERSIDE CORP-MAD RIVER LSD

Sales

Date	Deed Reference	Seller	Buyer
29-MAY-15	201500027908	CHURCH OF THE NAZARENE	XENIA FIRST CHURCH OF TH

Values

	35%	100%
Land	3,750	10,710
Improvements	74,480	212,800
CAUV	0	0
Total	78,230	223,510

Current Year Special Assessments

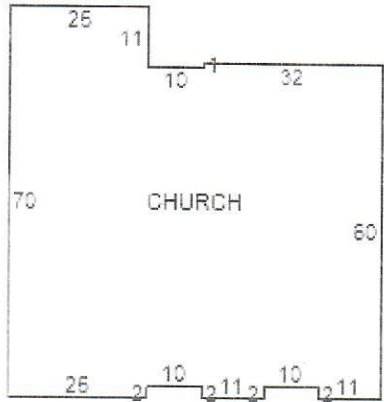
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.31
11777-APC FEE	\$39.35
31200-LT. LIGHTING	\$14.16

Current Year Rollback Summary

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	\$0.00

Tax Summary

Year	Prev Year	Prev Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2023	\$0.00	\$0.00	\$35.15	-\$35.15	\$19.67	\$0.00	\$19.67



Item	Area
CHURCH - EC1:CHURCH	4220
ASPH PAVE - CI1:ASPHALT OR BLACKTOP PAVING	7000
FRAME SHED - RS1:FRAME UTILITY SHED	100

PARID: I39 00715 0053

PARCEL LOCATION: 2552 BUSHNELL AVE

NBHD CODE: C3400000

[Click here to view neighborhood map](#)

Owner

Name
XENIA FIRST CHURCH OF TH NAZARENE OF RIVERSIDE

Mailing

Name XENIA FIRST CHURCH OF TH NAZARENE OF RIVERSIDE
Mailing Address 2552 BUSHNELL AVE
City, State, Zip DAYTON, OH 45404 2408

Legal

Legal Description 328 P V FARMS
Land Use Description E - CHURCHES ETC PUBLIC WORSHIP PRIVE
Acres .1446
Deed
Tax District Name RIVERSIDE CORP-MAD RIVER LSD

Sales

Date	Sale Price	Deed Reference	Seller	Buyer
29-MAY-15		201500027908	CHURCH OF THE NAZARENE	XENIA FIRST CHURCH OF TH

Values

	35%	100%
Land	1,980	5,670
Improvements	0	0
CAUV	0	0
Total	1,980	5,670

Current Year Special Assessments

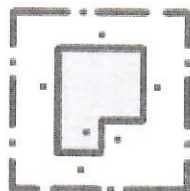
41100-MCD/AP MCD/AQUIFER PRES SUBD	\$1.00
31200-LT. LIGHTING	\$14.16
11777-APC FEE	\$314.60

Current Year Rollback Summary

Non Business Credit	\$0.00
Owner Occupancy Credit	\$0.00
Homestead	\$0.00
Reduction Factor	\$0.00

Tax Summary

Year	Prior Year	Prior Year Payments	1st Half	1st Half Payments	2nd Half	2nd Half Payments	Total Currently Due
2023	\$0.00	\$0.00	\$172.46	-\$172.46	\$157.30	-\$157.30	\$0.00



Sorry, no sketch available
for this record

Item	Area

**AUCTION COMMISSION PARTICIPATION FORM
FOR LICENSED REAL ESTATE AGENTS ONLY**

1. The Licensee must be actively licensed in the State of Ohio, which the Auction will take place. No commission will be shared with a non-licensed individual or firm.
2. Participating Agent **MUST REGISTER** prospective bidder on this form prior to prospective bidder's inspection of the property or making contact concerning the Auction through listing Agent/Auctioneer. **PLEASE EXPECT NO EXCEPTIONS TO THESE CONDITIONS.**
3. The participating agent **MUST** attend all viewings of the property and the Auction and follow through to closing to share a commission. Participating Realtor does not need to bring any forms on Auction Day, forms are prepared in advance for Auction.
4. The Participating Licensee must register bidder no later than: **MONDAY AUGUST 19, 2024 @ 4:00 pm EST** . You will receive confirmation of receipt.
5. **PARTICIPATING LICENSEE MUST SUBMIT THIS FORM ON BIDDER'S BEHALF.** Licensee acknowledges receipt of this Agreement and the Auction Bidder Packet. When returning this agreement, please include an Agency Disclosure Statement showing participating Licensee as Buyers Agent and signed by the Bidder.
6. Commission participation on this property is offered to the successful bidder's Buyers Agent on this scale: **3% OF THE AMOUNT ON THIS FORM AS A REGISTRATION BID, AND 1% ABOVE THAT AMOUNT.** The registered buyer must be the successful high bidder and close in according to the terms and conditions in executed agreements, subject to terms and conditions as announced or amended on at Auction.

BUYERS OPENING BID \$_____ (do not include 10% Buyer's Premium)*Note: Irongate Realtors, Inc. and Auctioneer welcome buyer representation at Auction. However, we do reserve the right to disallow commission participation for any bidder with whom we have already developed contact with prior to the submission of this form, and specifically when bidder during communications with Irongate Realtors, Inc. Auctioneer did not declare representations by a qualified Broker or Agent.*

PROPERTY: 2552 Bushnell Ave. Dayton OH 45404

AUCTION: TUESDAY AUGUST 20, 2024 @ 1:00 pm EST at the property

Prospective Bidder (print)

Prospective Bidder (signature)

Participating Licensee & Brokerage (print)

Participating Licensee (signature)

EMAIL THIS FORM TO:

karen.huelsman@irongaterealtors.com

Karen Huelsman Realtor/Auctioneer CAI 937.478.3410

*****Information on this form will remain strictly confidential between Agent, Bidder and Auctioneer**