



**FOUNDRY**  
COMMERCIAL

# RELIGIOUS PROPERTY/POTENTIAL REDEVELOPMENT OPPORTUNITY FOR SALE

1001 HARVARD BOULEVARD | DAYTON, OH 45406

43,204± SF TOTAL ON 4.38± AC- FOR MORE INFO, PLEASE CONTACT: **407.540.7789**



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**ASKING PRICE: \$1,850,000**

## 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:**

**CARLIN BEEKMAN**

Vice President

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**IN COOPERATION WITH:**

**SCOTT KASTER**

Senior Vice President

**937.673.4366**

scott@bergmancommercial.com

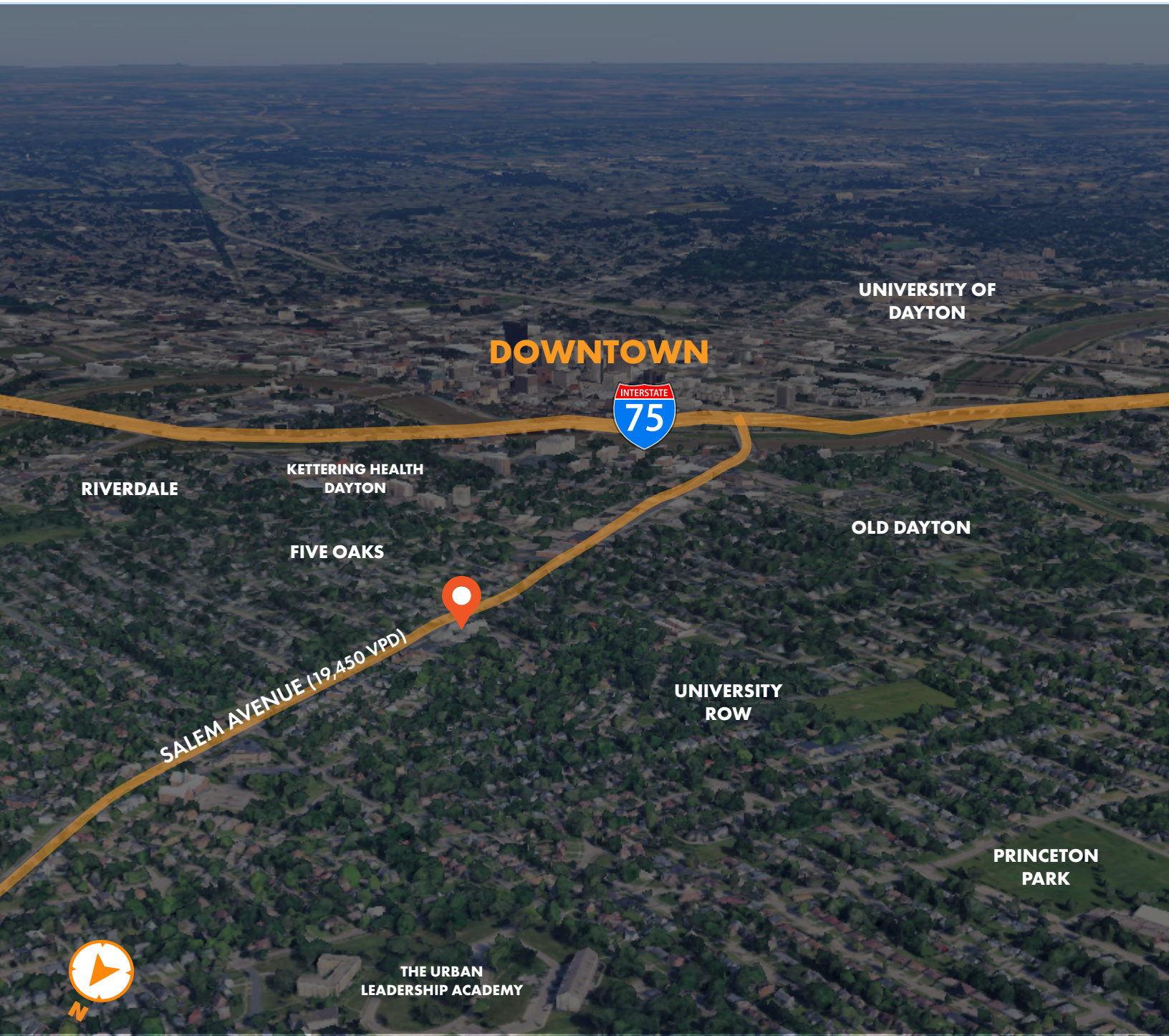




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## LOCATION & PROXIMITY MAP



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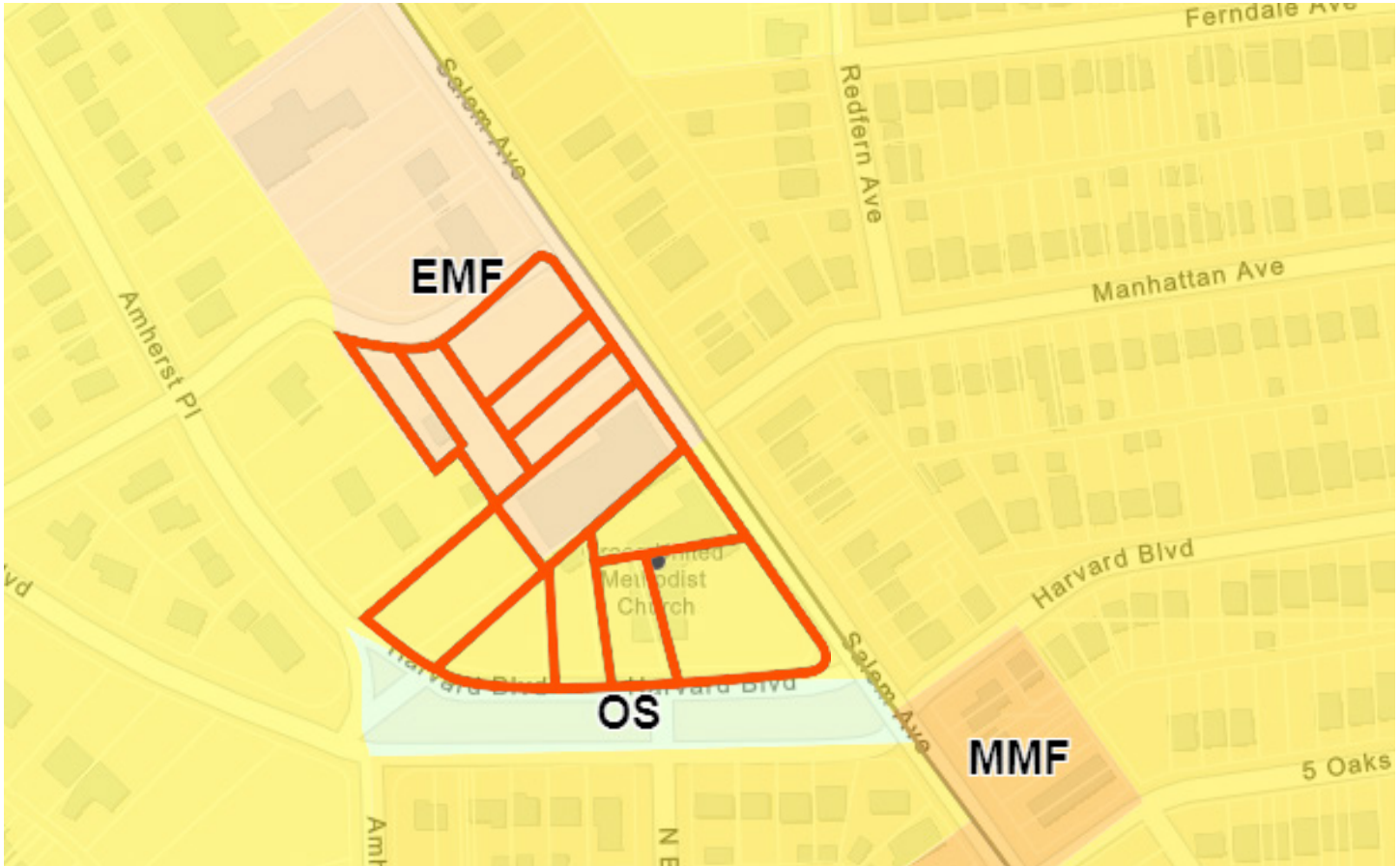
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### ZONING MAP




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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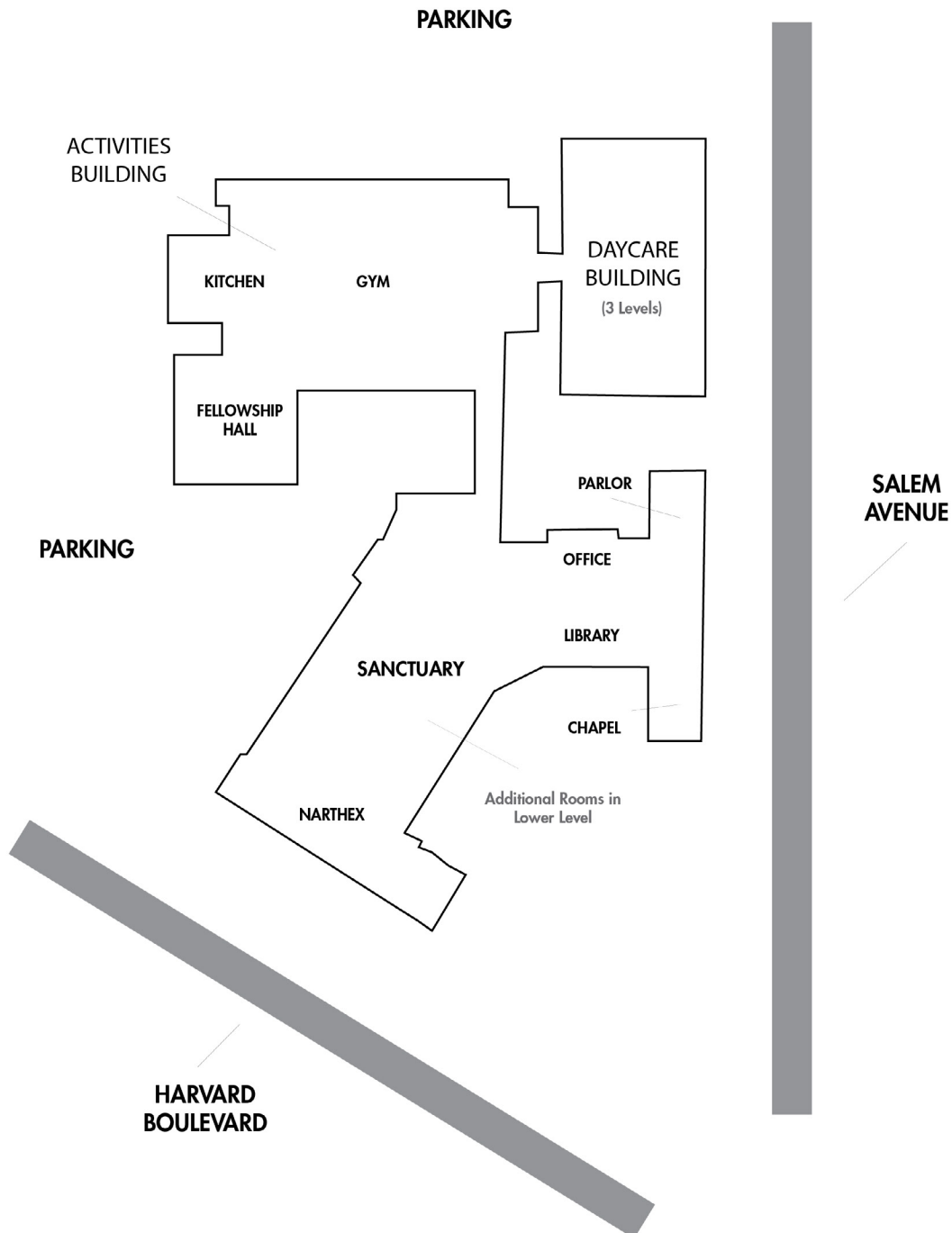
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**BUILDING LAYOUT**



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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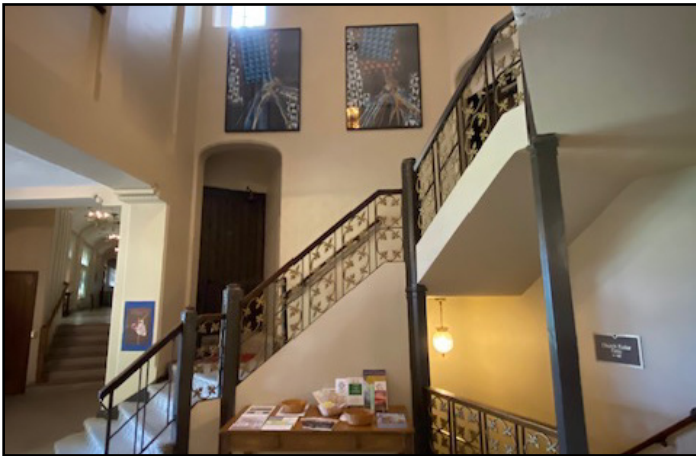
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**BUILDING PHOTOS**



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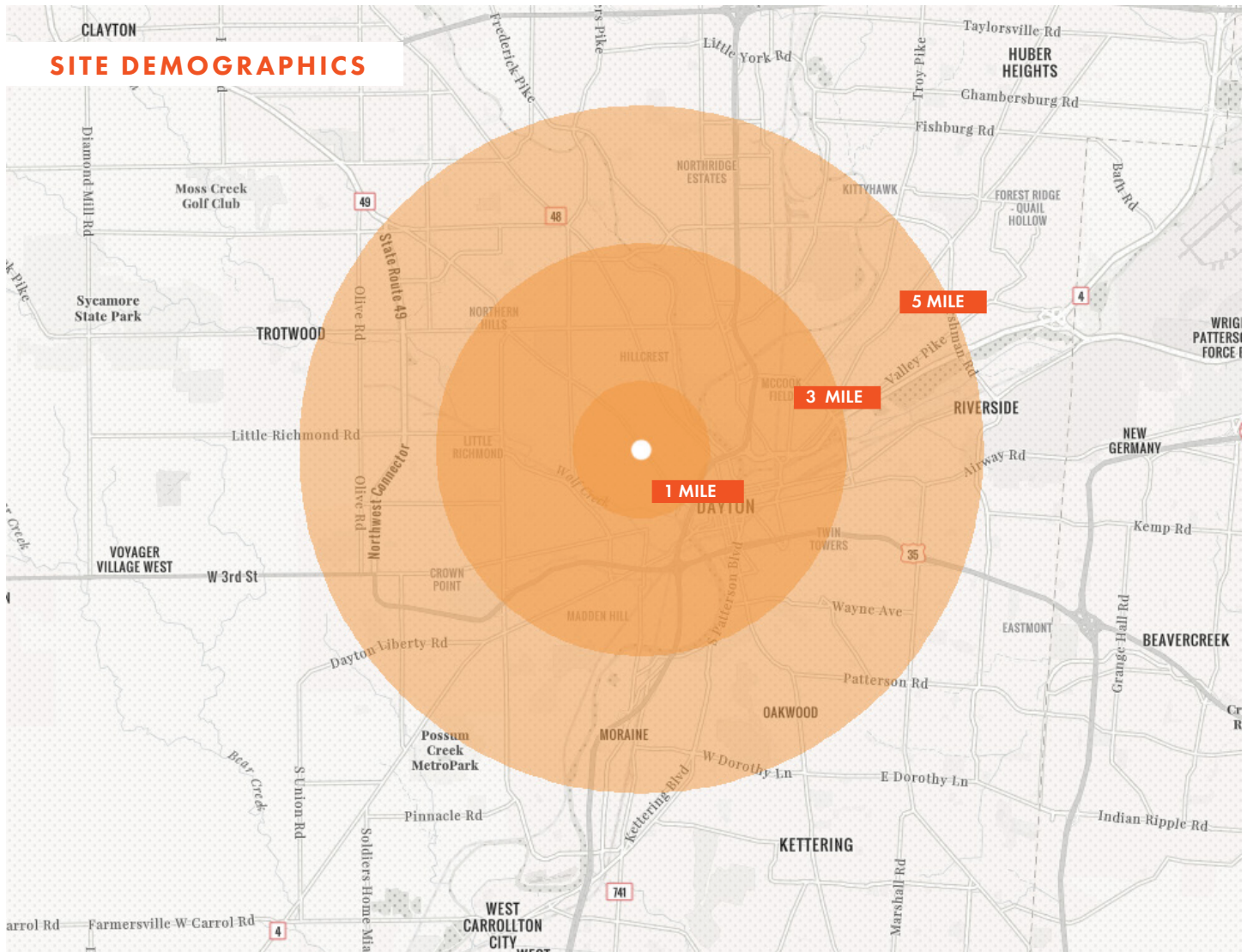
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1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>16,902</b> ESTIMATED POPULATION 2025	<b>89,626</b> ESTIMATED POPULATION 2025	<b>192,934</b> ESTIMATED POPULATION 2025
<b>35.5</b> MEDIAN AGE	<b>35.4</b> MEDIAN AGE	<b>36.0</b> MEDIAN AGE
<b>\$110,420</b>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

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