

**4917 Webster Street**

Dayton, Ohio 45414

SALE PRICE:**\$250,000**

Owner-User Opportunity

***Ideal Turn-Key Church Opportunity for a Growing Congregation
5,200± SF / Sanctuary / Fellowship Hall / Classrooms / Full Kitchen
Sanctuary seating for approximately 100 attendees***

An affordable opportunity to establish a permanent home.

- **Size:** 5,200± SF
- **Lot Size:** 0.2314± Acres
- **Year Built:** 1965
- **Location:** North Dayton serving surrounding residential neighborhoods; 1 mile to I-75

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Ideal Opportunity for:

- Growing congregation
- Church plant seeking permanent facility
- Ministry expansion location
- Community outreach programs

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Property Overview:

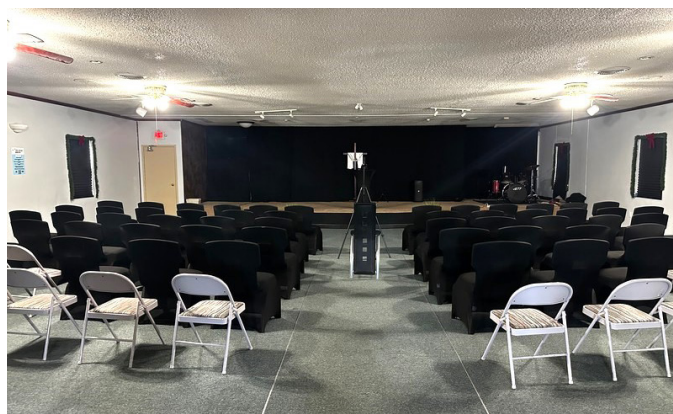
4917 Webster Street presents an opportunity to acquire a 5,200± SF church facility in Dayton, Ohio. The property features a traditional sanctuary layout with supporting fellowship space, classrooms, and kitchen facilities designed to support worship services, ministry programs, and community outreach. The layout provides an ideal opportunity for a growing congregation seeking an affordable permanent home in Dayton.

Property Highlights:

- Traditional sanctuary with stage and seating area
- Large fellowship hall and assembly space ideal for events, gatherings, and church programs
- Classrooms and office space for ministry programs, youth groups, or administration
- Kitchen facilities ideal for fellowship meals and community events
- Brick masonry construction
- Recent HVAC system replacement (~3 years old) reducing near-term capital expenses
- Minor remodel completed in 2024
- Approximately 40 on-site parking spaces
- Roof approximately 10 years old
- Flexible use for churches, ministries, or nonprofits

Ideal Uses:

- Growing congregation
- Church plant or satellite campus
- Ministry outreach center
- Faith-based nonprofit organization
- Community ministry programs
- Youth and family ministries



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Aerial



Value Opportunity:

- Parking lot re-striping could improve organization and accessibility
- Minor interior cosmetic updates could modernize worship space
- Potential ADA accessibility improvements

An affordable opportunity for a growing congregation to establish a permanent home in Dayton.

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