

AUCTION

9/14/2017

McPherson Town Home

109 FLORAL AVE

Dayton, OH 45405

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HERITAGE

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FOR SALE: Historic Home Space

109 FLORAL AVE

Dayton, OH 45405



OFFERING SUMMARY

Auction Date: September 14th
2017 at 6pm

Open Houses: Aug 31 at 5pm
Sept. 10 at 3pm

Lot Size: 0.07 Acres

Building Size: 2,962 SF

Year Built: 1895

PROPERTY OVERVIEW

Spread out in almost 3,000 SF of living space. This 5 bedroom, 2 full bath historic home can be divided into two separate living spaces. The large open kitchen will make entertaining a breeze. Original woodworking and arches provide tons of character. Dry basement and detached garage provide plenty of storage. During warmer months the front porch is a great place to enjoy the sights and sounds of the neighborhood. And at the end of the day, you can relax in the large jacuzzi tub in the master bath.

Located in the historic neighborhood of McPherson Town. This close-knit community was founded in 1845 and is comprised of approximately 90 meticulously maintained homes dating back to the turn of the century and before. Tree lined streets and ample green space form an oasis on the northern edge of downtown Dayton. Only a few minutes walk to The Dayton Art Institute, Dayton's Masonic Temple, and the new Riverscape Riverrun.

AUCTION DETAILS

10% Buyer's Premium applies. Closes in 30 days. Sells as-is, where-is, no contingencies. Auction with reserve. Realtors must register 48 hours in advance in order to receive commission.

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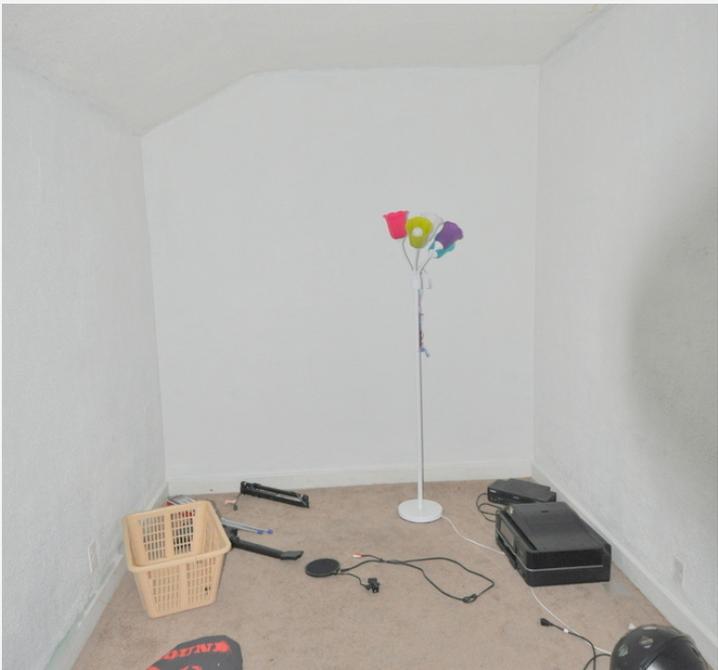
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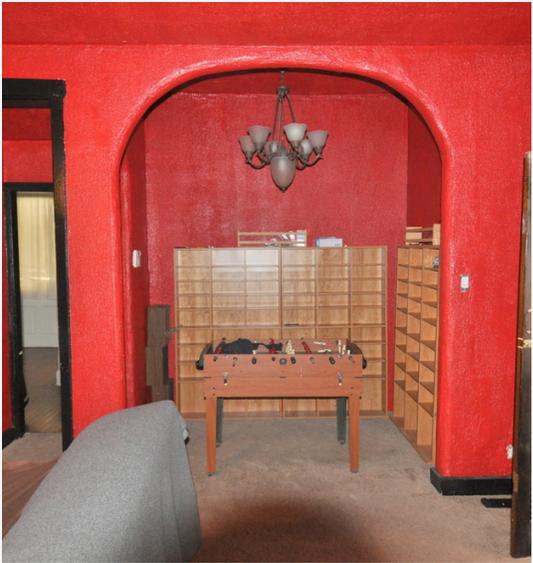
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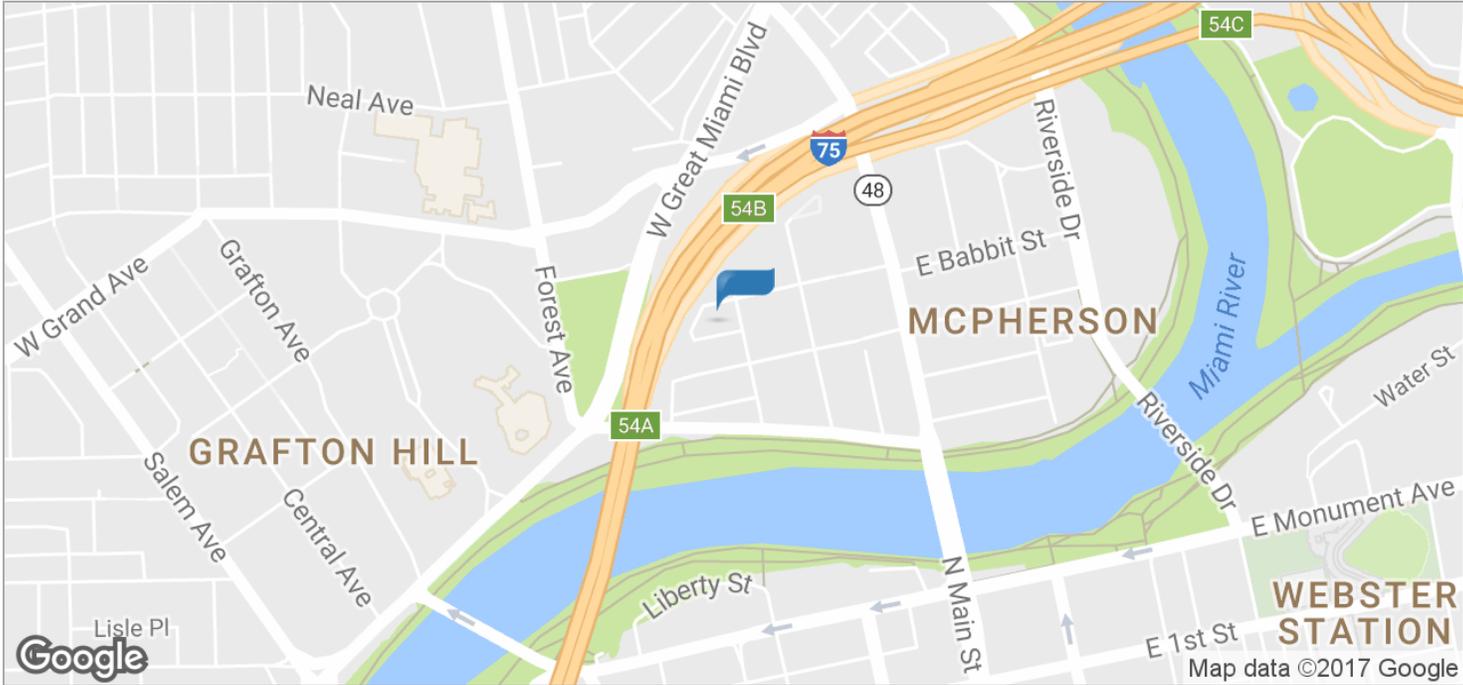
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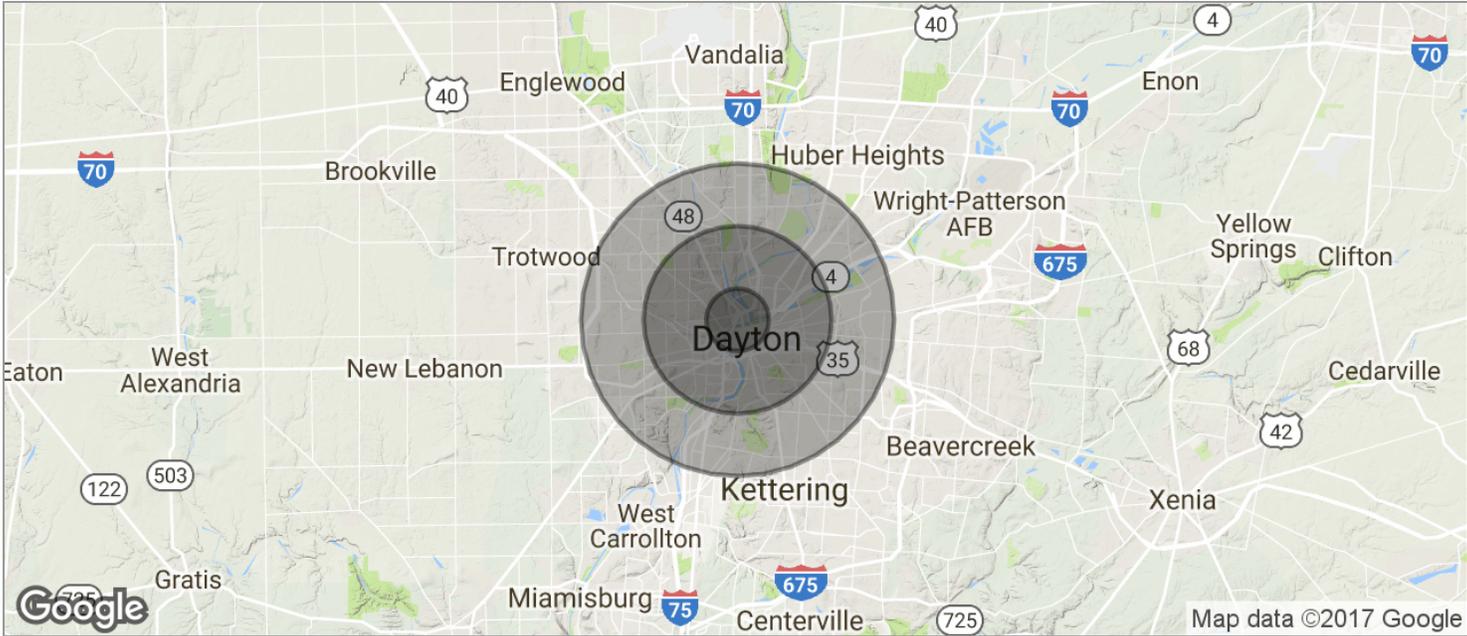


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,738	97,580	232,984
MEDIAN AGE	38.1	34.7	36.5
MEDIAN AGE (MALE)	35.9	32.5	34.9
MEDIAN AGE (FEMALE)	39.5	36.1	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,875	38,527	97,005
# OF PERSONS PER HH	2.0	2.5	2.4
AVERAGE HH INCOME	\$36,719	\$38,051	\$43,677
AVERAGE HOUSE VALUE	\$100,109	\$95,418	\$112,928

* Demographic data derived from 2010 US Census

