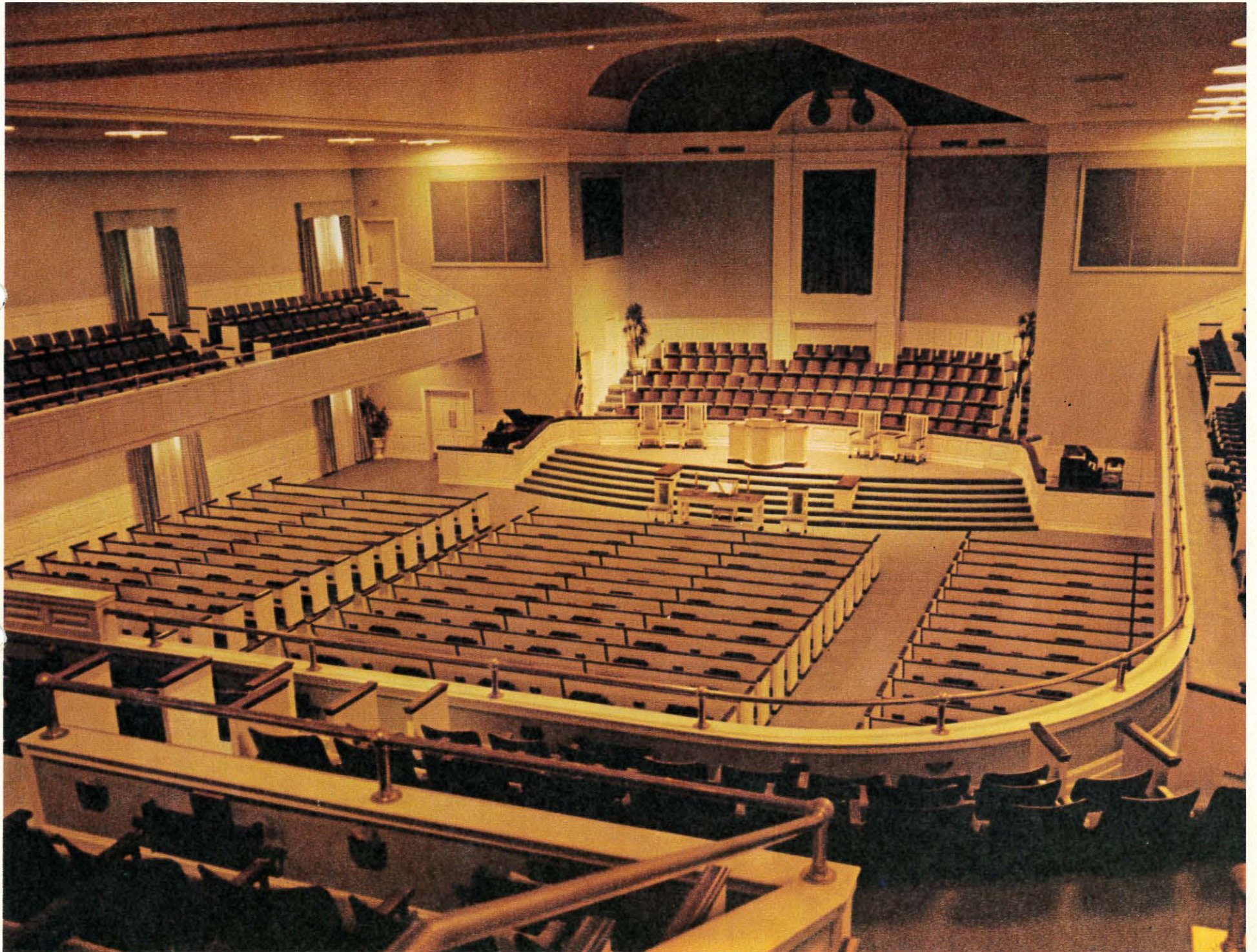


**For sale on the edge of Downtown Miami:  
A CHURCH OF CLASSIC BEAUTY, NOW AVAILABLE  
FOR A WIDE VARIETY OF NEW USES.**

*Bill Shuman*  
*John Westbrook*  
*RON BRADLEY*





*First-floor and balcony seats accommodate 1,500 persons in the auditorium. A radio-TV control room is part of the facility.*



Examine the extremely well-maintained facilities on this 2.34-acre site:



Lobby off auditorium features exquisite chandeliers and marble floors.



Dining room is 28' x 59', seats 220 comfortably. Kitchen included.



Chapel in classroom building is 32'x53' and seats 200.





Playground contains approximately 15,000 square feet and is dotted with shade trees.



Typical classroom is one of 37 found in the two three-story classroom buildings.

TOTAL LAND AREA:  
101,959 square feet (2.34 acres).

MAIN CHURCH BUILDING: 90'X177'; spire and tower 126' high; ground floor seats 1,132, including choir, foyer, ushers room and bride's room in front, offices and nursery rooms behind chancel; second floor behind chancel contains four offices, two conference rooms and three classrooms; balcony floor of auditorium seats another 368 ( total: 1,500) and contains radio-TV control room, choir practice room, robing rooms and office for music director.

Total square footage: 28,201.

CLASSROOM BUILDING "B": first floor—28'X71', three classrooms, two restrooms; second floor—28'X100', eight classrooms, two large assembly rooms, two restrooms; third floor—28'X71', eight classrooms, one assembly room, two restrooms. CLASSROOM BUILDING "C": first floor—chapel (32'X52', 220 seats), dining room (28'X59', seats 200); kitchen, two restrooms, seven classrooms; second floor—75'X125', five classrooms seating 48 to 118, 22-25 small group study rooms (with folding room dividers); third floor—six classrooms seating 50 to 160, 30-45 small group study rooms (with folding room dividers), two offices.

Total square footage: 36,375. —

COVERED WALKS: 10,900 square feet interconnecting main church and classroom buildings.

BUILDING "D": converted single-family residence; first floor—50'X56', nine rooms, one bath; second floor—eight rooms, two baths, one storeroom.

Total square footage: 3,265.

APARTMENT BUILDINGS: One has four units (two up, two down) each with living room, kitchen, bathroom and two bedrooms; one has two units (one up, one down) each with living room, kitchen, bathroom and one bedroom.

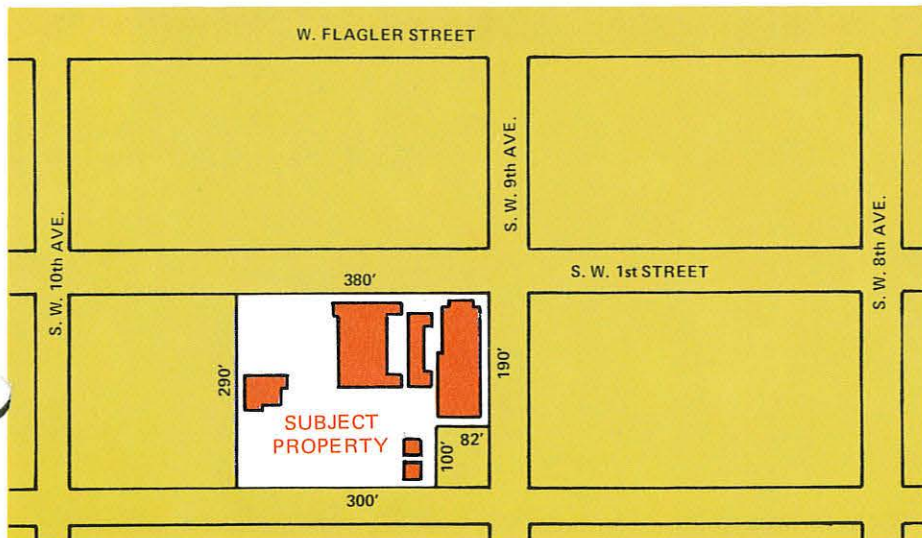
Total square footage: 5,378.

PARKING: Approximately 42,000 square feet.

PLAYGROUND: Approximately 15,000 square feet.

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ADDRESS OF SUBJECT PROPERTY: 900 SW 1st STREET, MIAMI



**A MAGNIFICENT 1,500-SEAT AUDITORIUM ...  
PLUS THREE CLASSROOM BUILDINGS,  
OFFICES, APARTMENTS, PLAYGROUND AND  
AN ACRE OF PARKING.**

Riverside Baptist Church constructed its main church building just 15 years ago, using a Modified Georgian style of architecture whose richness has been maintained with fastidious care.

In recent years, because so many members have relocated in the Southwest residential section of Greater Miami, the congregation laid plans to construct a new sanctuary near Miami-Dade Community College South that would be more accessible—and, thus, this magnificent facility has been placed on the market, inviting an interesting potential of nonreligious uses, as well as the possibility of continuing as a place of worship.

Situated on a 2.34-acre site that has 380 feet on busy SW First Street and is mere minutes from the heart of Downtown Miami, the property consists of a main building, three classroom buildings, approximately 42,000 square feet of parking (almost a full acre), a 15,000-square-foot playground shaded by huge oaks, plus an apartment house.

PRICE: \$1,750,000 (Terms: all cash, or to be arranged)

An Exclusive offering by

**OSCAR E. DOOLY**  
Est. 1930 ASSOCIATES INC. Realtors

2650 First Federal Building, Miami, Florida, 33131  
(305) 358-7000

Contact WILLIAM H. SCHARRER, PRESIDENT

