

For Sale

Special Purpose



1021 Riverside Dr - Former Immaculate Conception

Riverside Drive & Main Street
Wellsville, Ohio 43968

Property Highlights

- Former Immaculate Conception Church/Rectory/Parsonage
- Beautiful view of the Ohio River
- Ample parking
- All Utilities on site
- *Within Federal Opportunity Zone Program*

Property Description

MOTIVATED SELLER

Situated along the Ohio River Corridor just a few blocks from Route 39/Route 7
Great location for a place of worship, small church, temple, parsonage or synagogue
Potential to re-purpose as a house, office or multi family

Agent Interest

OFFERING SUMMARY

| | |
|-------------------|------------|
| Sale Price | \$149,000 |
| Lot Size | 1.11 Acres |
| Church | ~5,052 SF |
| Rectory | ~4,013 SF |
| Parsonage | ~2,980 SF |

DEMOGRAPHICS

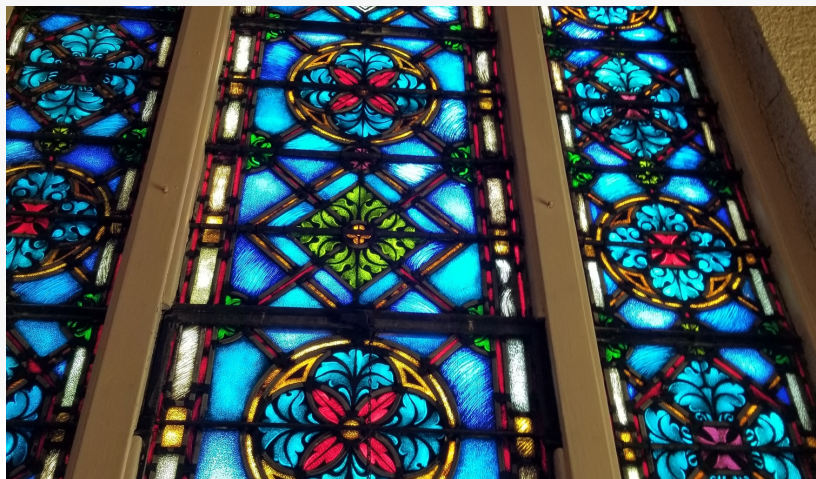
| Stats | Population | Avg. HH Income |
|----------------|-------------------|-----------------------|
| 1 Mile | 3,632 | \$36,743 |
| 3 Miles | 9,157 | \$40,612 |
| 5 Miles | 20,481 | \$42,716 |

For more information

Bryce Custer

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Former Immaculate Conception





Parsonage & Parcel

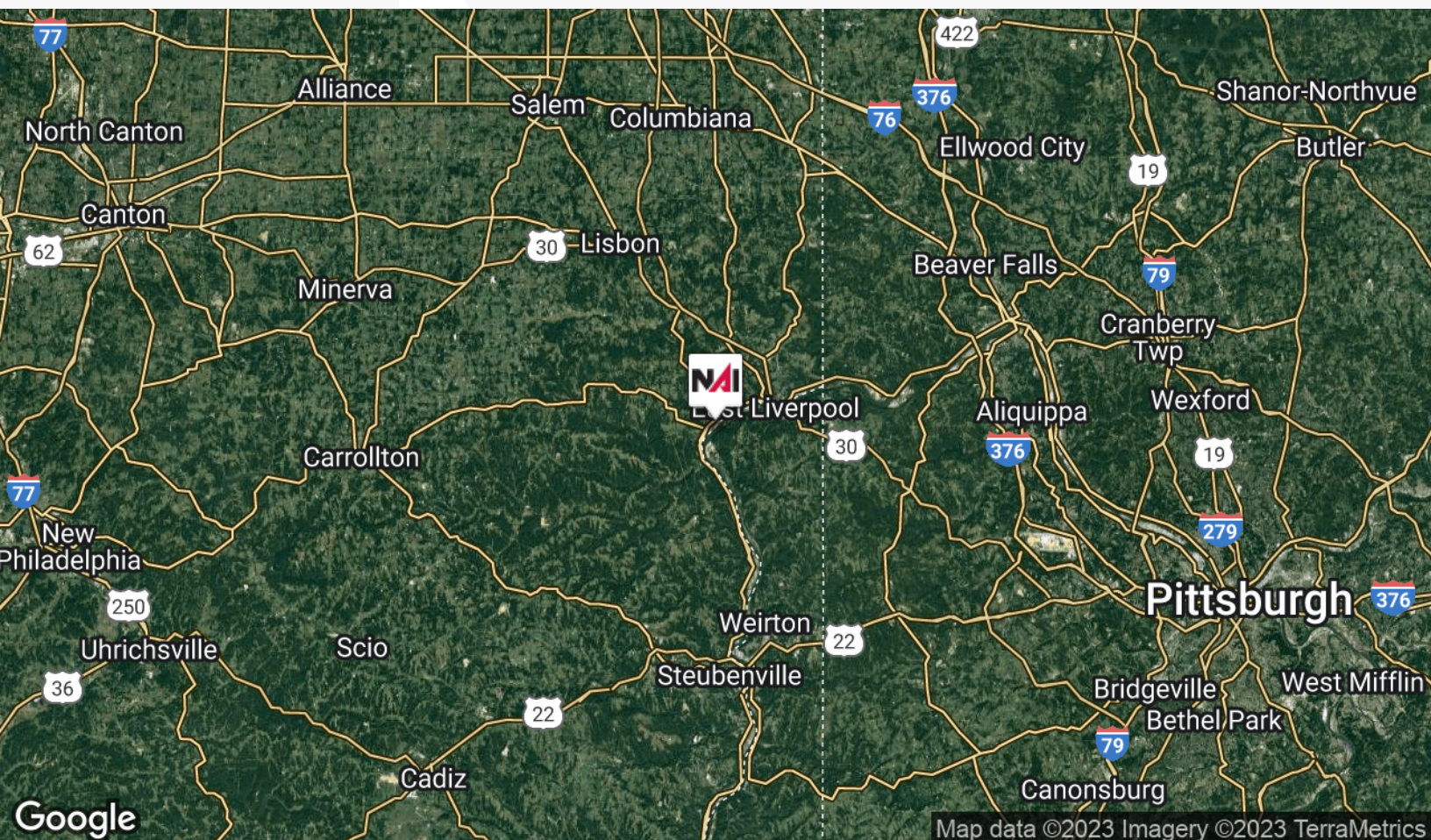




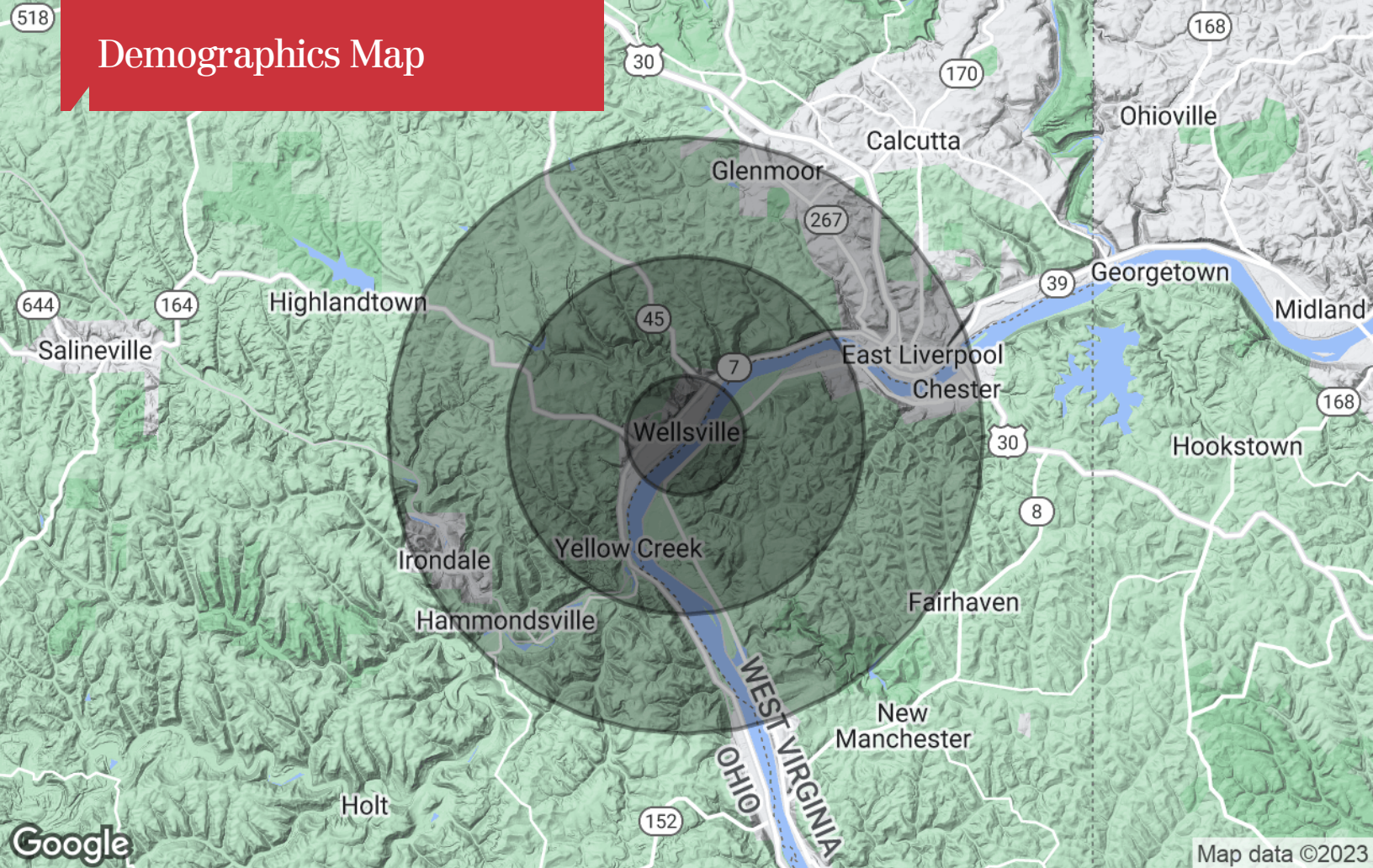
Google

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Location Maps



Demographics Map



Population

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 3,632 | 9,157 | 20,481 |
| MEDIAN AGE | 40.1 | 41.8 | 42.0 |
| MEDIAN AGE (MALE) | 36.0 | 39.4 | 40.5 |
| MEDIAN AGE (FEMALE) | 42.6 | 43.4 | 43.4 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| TOTAL HOUSEHOLDS | 1,500 | 3,847 | 8,677 |
| # OF PERSONS PER HH | 2.4 | 2.4 | 2.4 |
| AVERAGE HH INCOME | \$36,743 | \$40,612 | \$42,716 |
| AVERAGE HOUSE VALUE | \$97,099 | \$96,586 | \$98,392 |

* Demographic data derived from 2020 ACS - US Census



Bryce Custer

Broker, SIOR, CCIM

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Memberships & Affiliations

Bryce is a CCIM and a member of SIOR Society of Industrial and Office Realtors

Education

Bryce has a Bachelor's Degree in Chemistry from Kent State University

Ohio Licensed Broker - BR.2017004455

West Virginia Licensed Broker - WVB210300664

Professional Background

Specialties
Petrochemical and Energy Services

Scope of Service Experience

Bryce Custer realized the need for commercial real estate services to help with petrochemical and derivatives companies locating in the Ohio River Corridor in anticipation of upstream and downstream activity from the Shell Chemical petroleum cracker plant in Monaca, PA. From this realization Ohio River Corridor, LLC, was born.

Custer was also the owner of Leadership Development Centers, a sales and management firm affiliated with Wilson Learning Corporation. Custer worked with numerous clients throughout northeastern Ohio and Charlotte, North Carolina in the area of managerial and sales development. In 2001, the firm was sold in order to focus on real estate ventures.

Prior to real estate investing, Custer was an environmental chemist at Wadsworth/Alert Laboratories (now known as TestAmerica). While at Wadsworth/Alert he was instrumental in meeting the needs of clients as GC/MS analyst, Sr. Project Manager and Assistant Laboratory manager for ten years.

Custer resides in North Canton, Ohio with his wife Kym and their two dogs (Bella and Trumpy.) In their spare time they enjoy boating on the Great Lakes from their home port in Vermilion, OH. Between them they have five children and five grandchildren.

Background & Experience

Custer brings with him experience in all aspects of commercial real estate including acquisition, disposition and development

