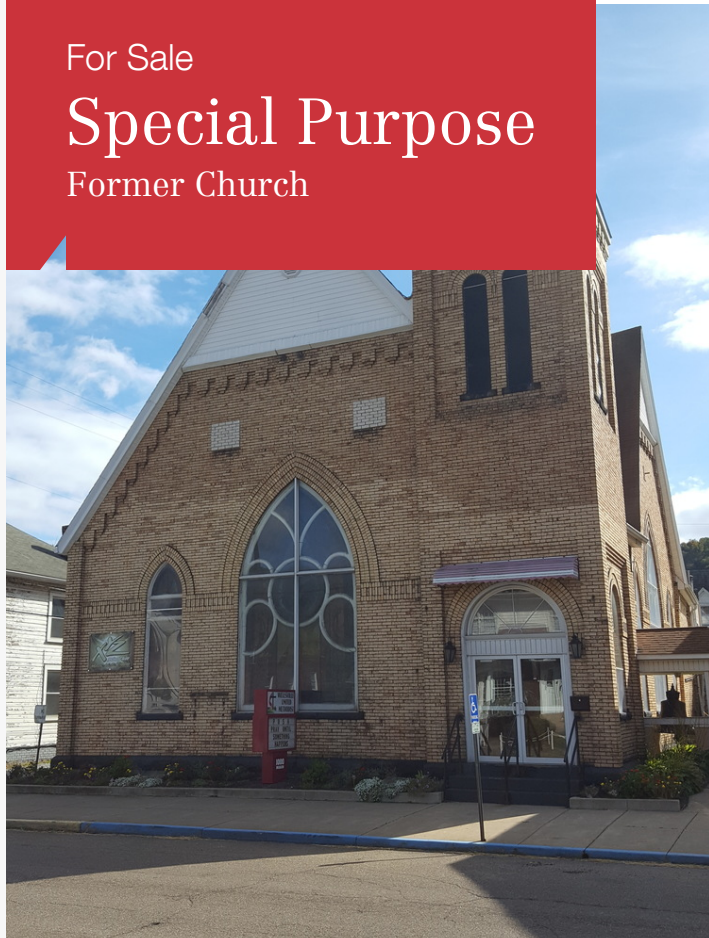


For Sale

Special Purpose

Former Church



1000 Main St

1000 Main St
Wellsville, Ohio 43968

Property Description

Former Methodist Church

Located on Main Street in the heart of Wellsville along the Ohio River Corridor Just 1 block from the Ohio river and minutes from Route 39 & Route 7.

PRICE REDUCED - MOTIVATED SELLER

Within the Federal Opportunity Zone Program

- Although the information is furnished regarding the sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

OFFERING SUMMARY

Sale Price	\$49,500
Lot Size	0.1056+/- Acres
Building Size- Church	5,048+/- SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,596	\$36,827
3 Miles	9,170	\$40,703
5 Miles	20,613	\$42,758

For more information

Laurie Stanbro

O: 330 874 6012 | C: 330 418 1963
lstanbro@naiorc.com | OH #2017001743

Bryce Custer

O: 330 418 9287 | C: 330 418 9287
bryce@naispring.com | OH #BRKM.2017004455



Sanctuary



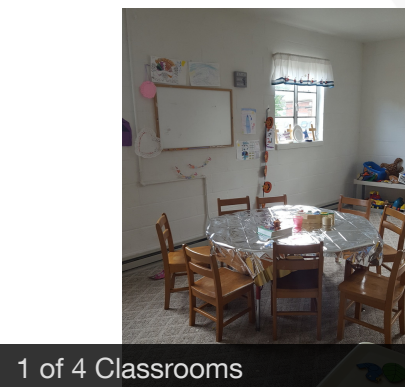
Choir Loft



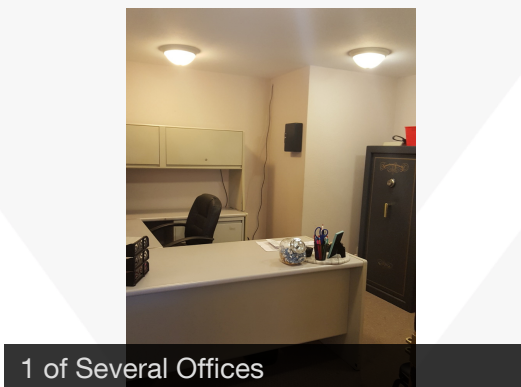
Full Kitchen



Fellowship Hall



1 of 4 Classrooms



1 of Several Offices

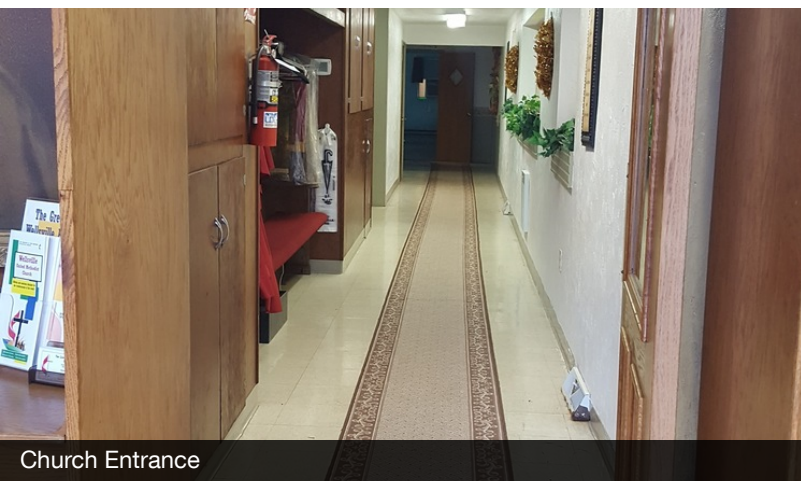
Complete Highlights



Church Fellowship Hall/Kitchen



Church - Large Classroom



Church Entrance

LOCATION INFORMATION

County	Columbiana
Signal Intersection	No
Nearest Highway	Route 39
Nearest Airport	Pittsburgh International Airport

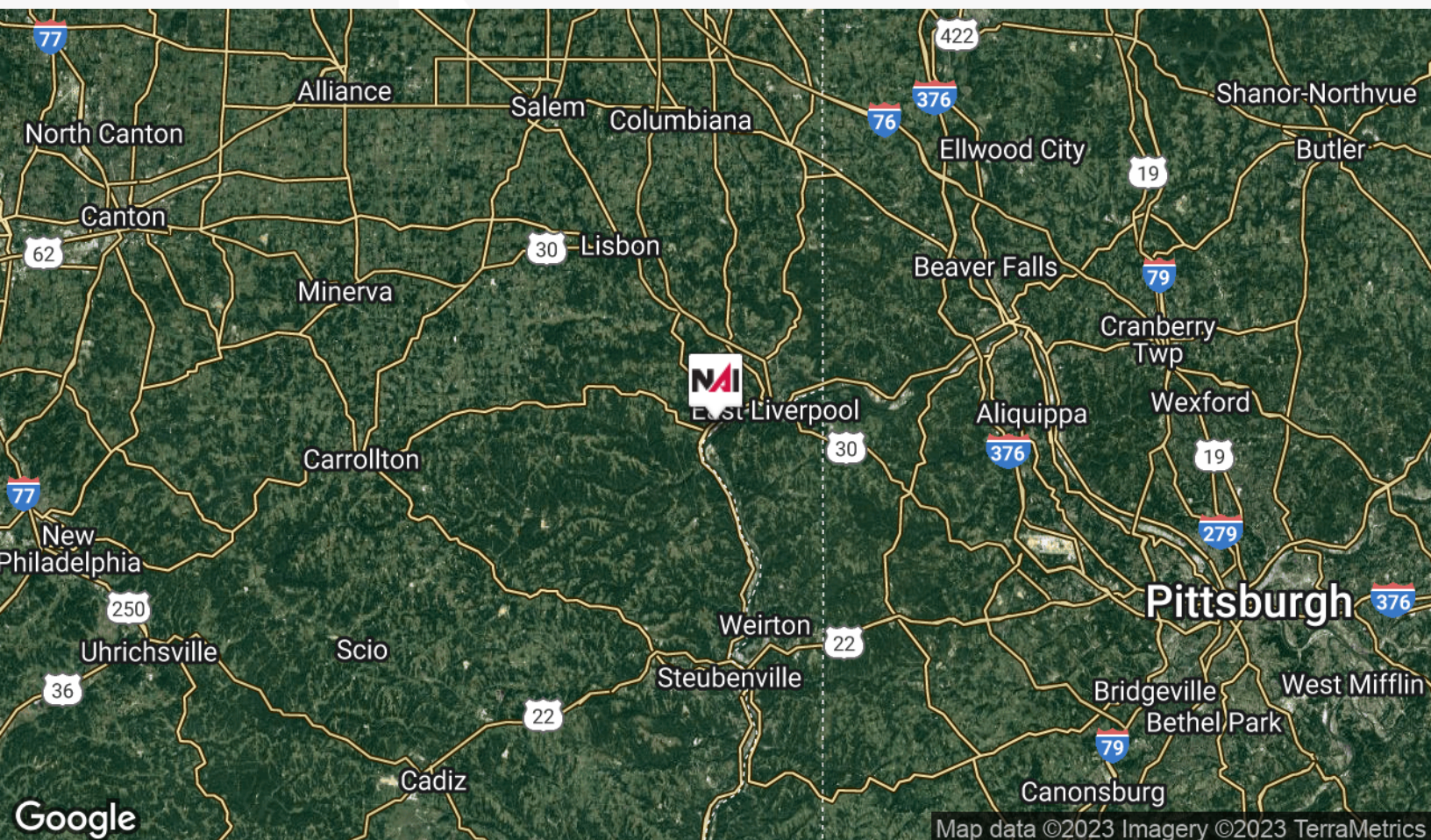
BUILDING INFORMATION

Church Year Built	1892
Number Of Buildings	1

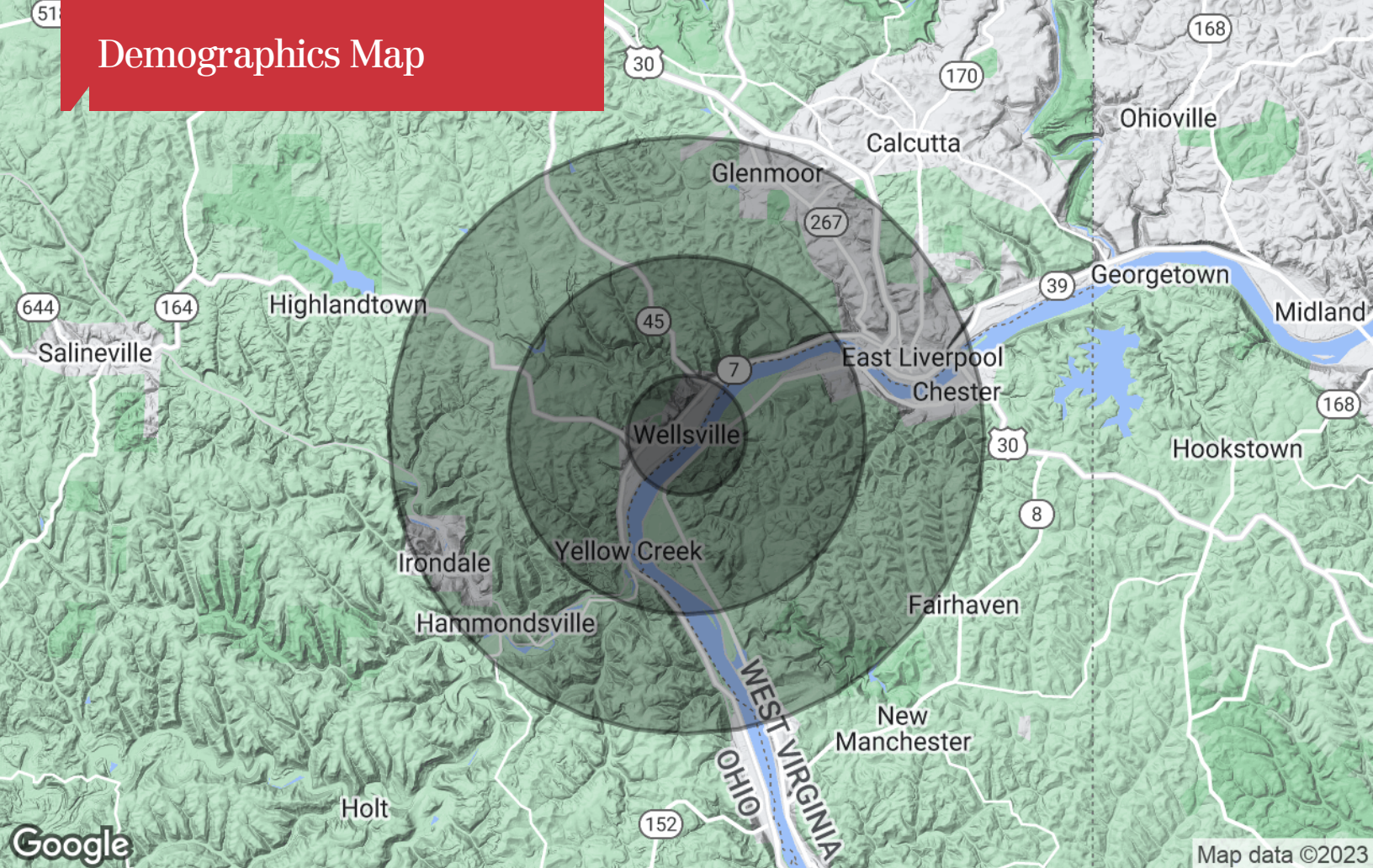
PROPERTY HIGHLIGHTS

- Church First Floor: Sanctuary
- 3 Offices
- Restroom
- Full Kitchen
- Fellowship Hall
- Second Floor: Choir Loft Overlooking Sanctuary
- 2 Large Classrooms/Conference Rooms
- 4 Classrooms/Offices
- Restroom
- Full Basement
- Move in Ready

Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,596	9,170	20,613
MEDIAN AGE	40.1	41.8	42.0
MEDIAN AGE (MALE)	36.1	39.5	40.5
MEDIAN AGE (FEMALE)	42.6	43.5	43.4

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,484	3,855	8,740
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$36,827	\$40,703	\$42,758
AVERAGE HOUSE VALUE	\$96,195	\$96,702	\$98,148

* Demographic data derived from 2020 ACS - US Census



Laurie Stanbro

Vice President of Operations

330.874.6012 tel
330.418.1963 cell
lstanbro@naiorc.com

Memberships & Affiliations

Laurie is a CCIM member and currently working on her CCIM designation, she has completed the Foundations and CI-101 courses.

Education

Laurie is a graduate of New Philadelphia High School and she earned her commercial real estate license in 2017.

Professional Background

Laurie Stanbro has been with NAI Ohio River Corridor since 2017, she was promoted to Vice President of Operations in 2019, this allows her to continue development and implementation strategies for all areas of operation. She focuses on sales, leasing and site selection assignments with Custer in Carroll, Columbiana and Tuscarawas counties. She also assists Custer along the Ohio River corridor (Eastern Ohio, Western Pennsylvania and West Virginia Panhandle), and the Appalachian Basin for the industrial and office market.

Prior to joining the Bolivar-based firm, Stanbro had considerable sales experience in the motorcycle and automotive industry. Stanbro also has experience operating sole proprietor businesses for 17 years that gives her a unique perspective on clients' needs and the necessary critical success factors. Laurie and her husband Eric live at Lake Mohawk and have three children and one grandchild.

Laurie has completed multiple office and industrial transactions. She truly enjoys working with clients and does whatever it takes to achieve the best outcome for all parties involved. "At NAI Ohio River Corridor we are fortunate to have team members that realize commercial real estate is more than just a property transaction. Our team must collaborate with clients and look outside-of -the-box to make complex deals come together" according to Bryce Custer.