

For Sale

Special Purpose

Former United Methodist Church



501 Main St

Wellsville, Ohio 43968

Property Description

Former United Methodist Church 9,685+/- SF situated on .157+/- acres.

Beautiful architectural design with original stained glass, pipe organ, woodwork and pews.

Located 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	\$79,000
Lot Size	0.16+/- Acres
Building Size	9,685+/- SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,831	\$37,630
3 Miles	10,095	\$41,115
5 Miles	23,587	\$42,193

For more information

Bryce Custer

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Additional Photos





LOCATION INFORMATION

County	Columbiana
Signal Intersection	Yes
Nearest Highway	Route 39/Route 7
Nearest A	Pittsburgh International Airport

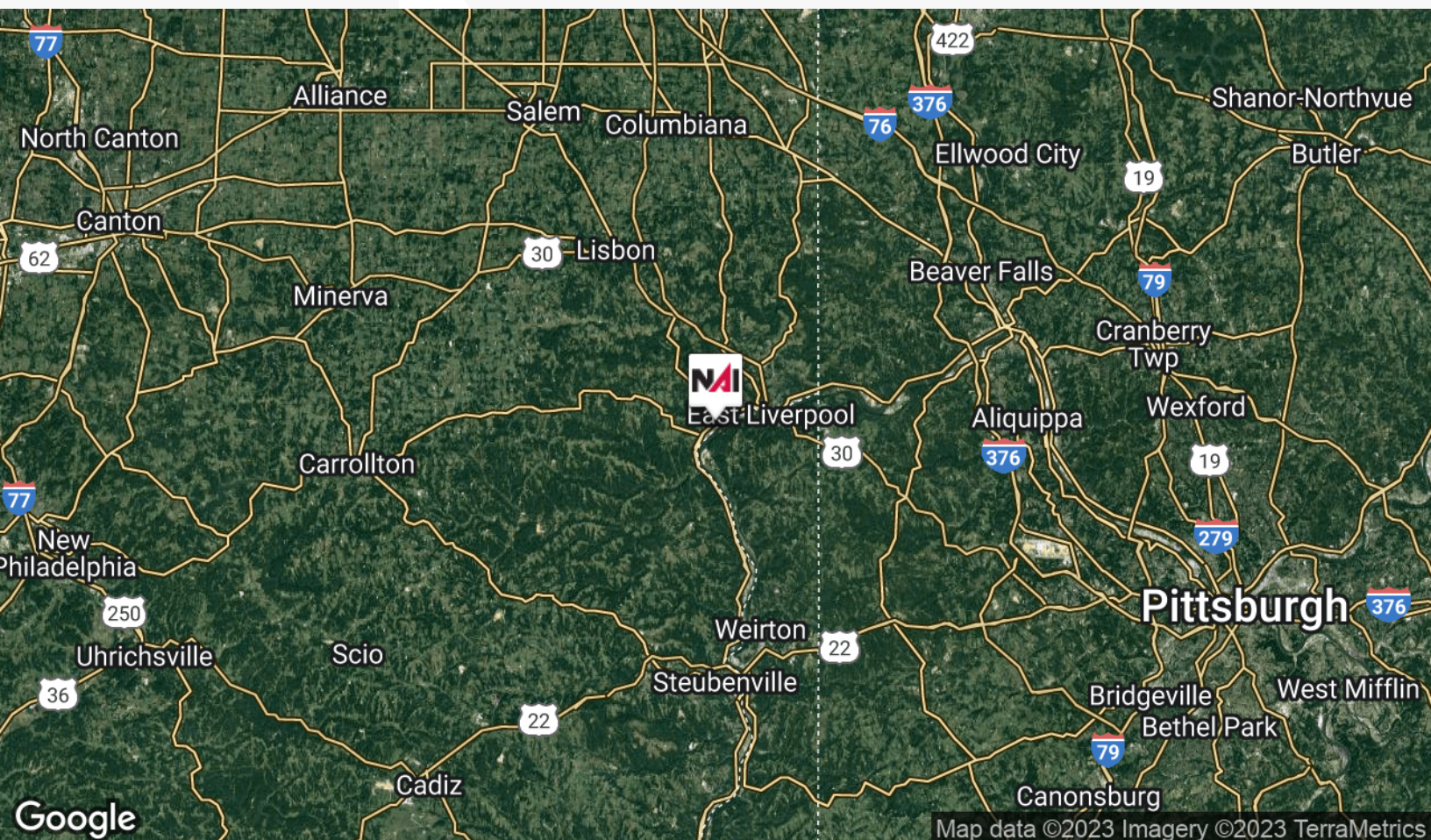
BUILDING INFORMATION

Number Of Floors	2 + full basement
Year Built	1915
Free Standing	Yes

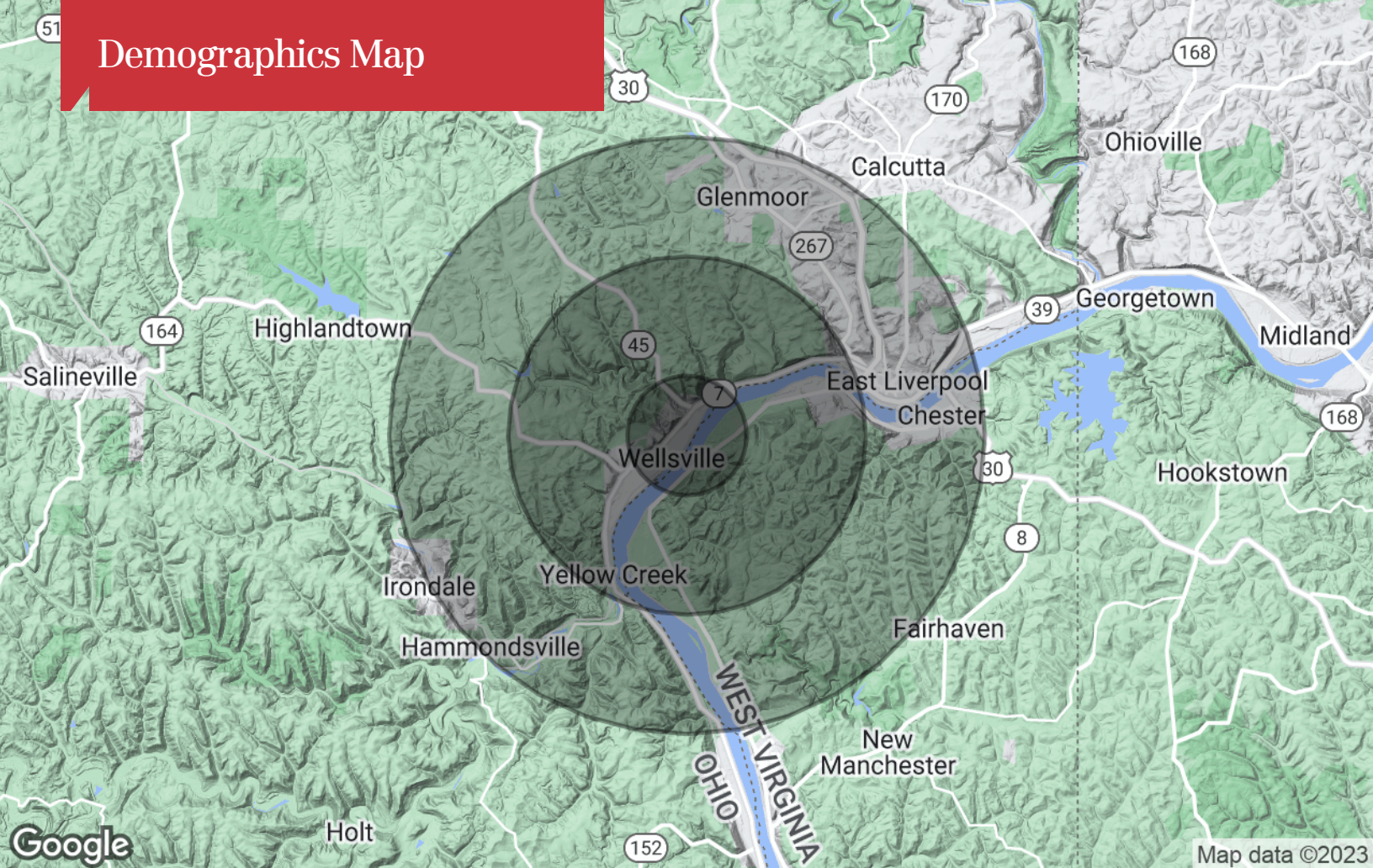
PROPERTY HIGHLIGHTS

- First Floor: Several entrances from Main and 5th Street
- Sanctuary
- Fellowship area
- Small kitchen
- Restroom/lounge area
- Library
- Nursery
- 2 Offices
- Second Floor: Access from Sanctuary and several stairwells
- Sanctuary Loft
- Choir Loft
- Offices
- Large classroom
- Restroom
- Lower Level: Rear entrances from Alley/5th Street
- Gymnasium & Locker room/Restrooms
- Fellowship hall
- Full kitchen
- Offices

Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,831	10,095	23,587
MEDIAN AGE	40.3	41.7	42.0
MEDIAN AGE (MALE)	36.6	39.5	40.5
MEDIAN AGE (FEMALE)	42.7	43.5	43.4

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,172	4,243	10,062
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$37,630	\$41,115	\$42,193
AVERAGE HOUSE VALUE	\$96,043	\$96,470	\$96,645

* 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 there spare time they enjoy boating on the Great Lakes from there 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 acauisition. disposition and development