

Endicott UMC

ENDICOTT, NY



PROPOSAL

KW COMMERCIAL
49 Court Street
Suite 300B
Binghamton, NY 13901

PRESENTED BY:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Scott Warren - KW - NY - Greater Binghamton in compliance with all applicable fair housing and equal opportunity laws.



ENDICOTT UMC

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Offered for sale is this iconic part of Endicott's history. Ready for re-development be a part of Endicott's future. The First United Methodist Church, located on 53 McKinley Ave., Endicott, was organized in 1902, the construction date of the present building, was in 1919. The property and much of the construction cost was donated by George F. Johnson. This amazing brick structure was designed by architect, Sanford O. Lacey and was dominated by three large structures. Located at the top of one of the towers, is a chime of eleven magnificent bells, donated in 1920, by Mrs. Mary Ann McGlone Johnson, George F. Johnson's wife. George F. Johnson and TJ Watson were members of this long standing church. This is an amazing 37,904 SF structure. This is an ideal location to take advantage of the new developments in Endicott, NY. This property sits directly on McKinley Ave. at the intersection of Monroe Street. This is a main entryway into Endicott from NYS Route 26. This has an average daily traffic count of 7,203 on McKinley Ave. and 1,401 on Monroe Ave. This location has a very walkable score of 80. It is within walking distance to The Huron Campus, BAE and Washington Avenue. This is in a Federal opportunity zone. Windows, Bells and pews are not included in the sale.

OFFERING SUMMARY

Sale Price:	\$499,000
Lot Size:	0.88 Acres
Building Size:	37,904 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	547	2,391	6,621
Total Population	988	4,182	12,132
Average HH Income	\$30,579	\$35,371	\$43,120



Property Description



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LOCATION DESCRIPTION

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Property Details

Sale Price

\$499,000**LOCATION INFORMATION**

Building Name	Endicott UMC
Street Address	51, 53 McKinley Ave. & 34 Roosevelt Ave.
City, State, Zip	Endicott, NY 13760
County	Broome
Market	Binghamton MSA
Cross-Streets	Monroe

BUILDING INFORMATION

Building Size	37,904 SF
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PROPERTY INFORMATION

Property Type	Special Purpose
Property Subtype	Church
Zoning	Neighborhood Commercial
Lot Size	0.88 Acres

PARKING & TRANSPORTATION**UTILITIES & AMENITIES**

Complete Highlights



PROPERTY HIGHLIGHTS

- Amazing 37,904 SF Structure.
- Directly on McKinley Ave. at the intersection of Monroe.
- Fast and Easy Highway access.
- Walking distance to the Huron Campus and BAE.
- Excellent traffic count.
- In a Federal Opportunity Zone.



Additional Photos



ENDICOTT UMC

LOCATION INFORMATION

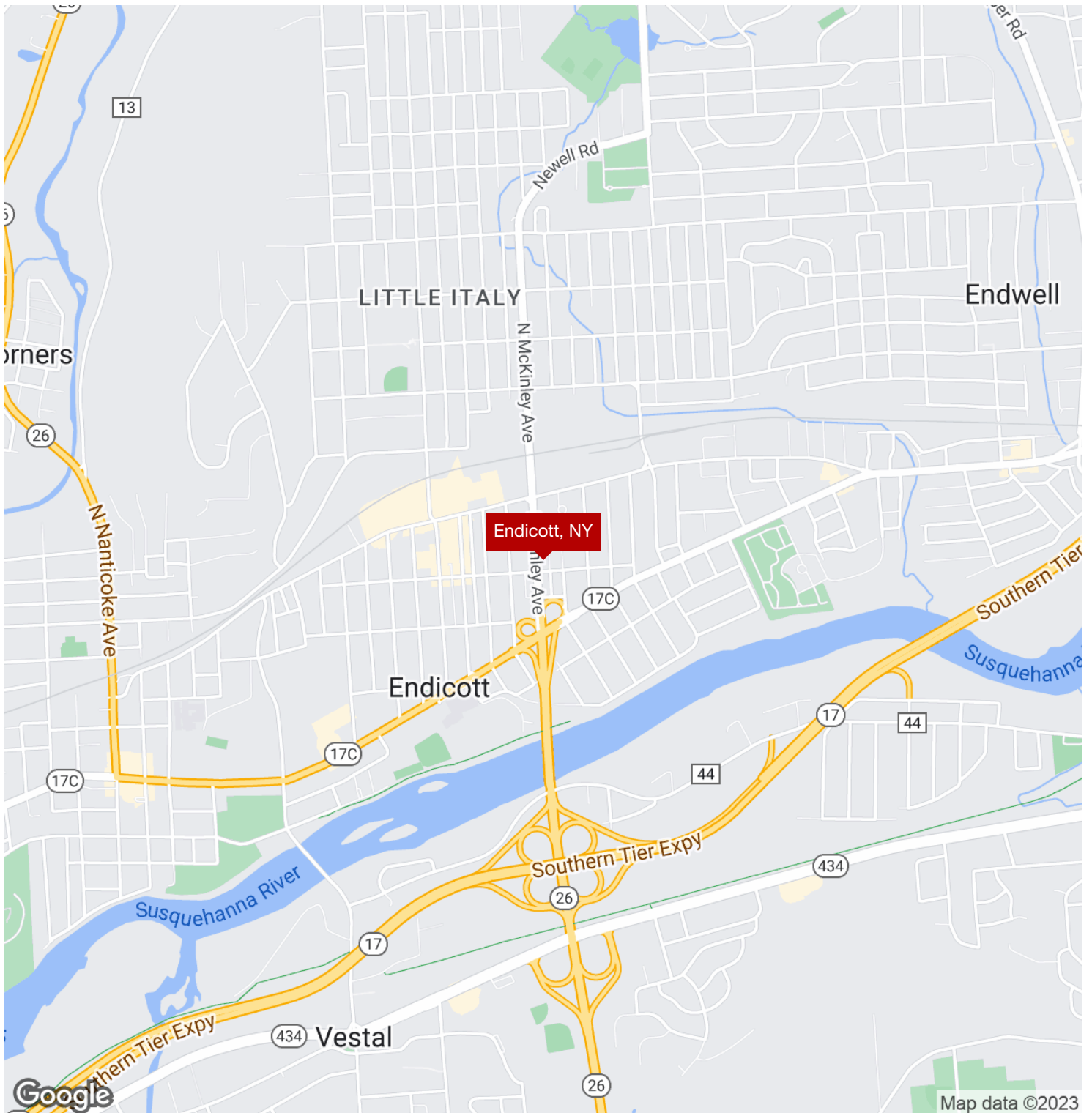
2

REGIONAL MAP

LOCATION MAP

AERIAL MAP

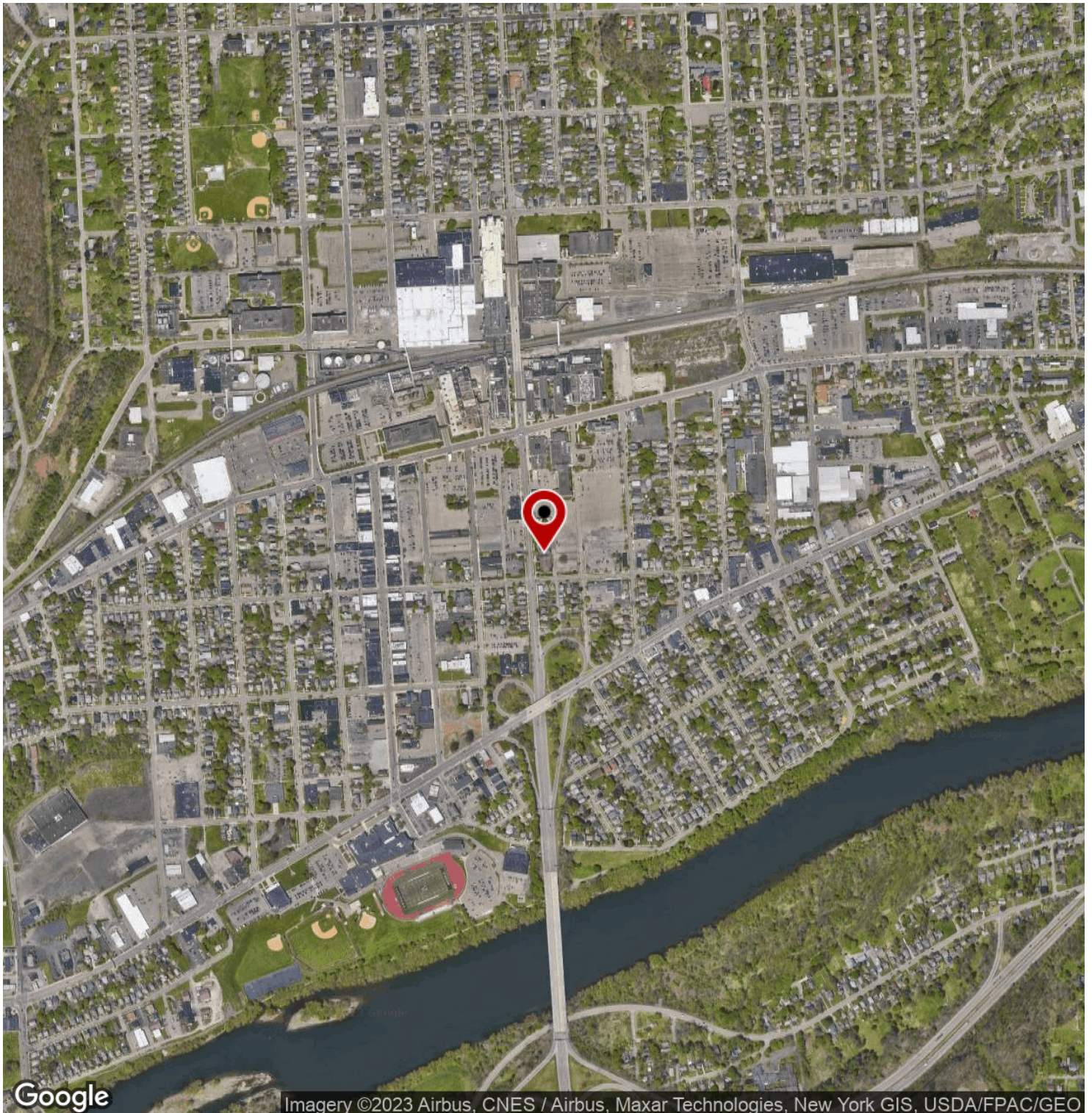
Regional Map



Location Map



Aerial Map



ENDICOTT UMC

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

Financial Summary

INVESTMENT OVERVIEW**ENDICOTT UMC CHURCH**

Price	\$499,000
Price per SF	\$13

OPERATING DATA**ENDICOTT UMC CHURCH****FINANCING DATA****ENDICOTT UMC CHURCH**

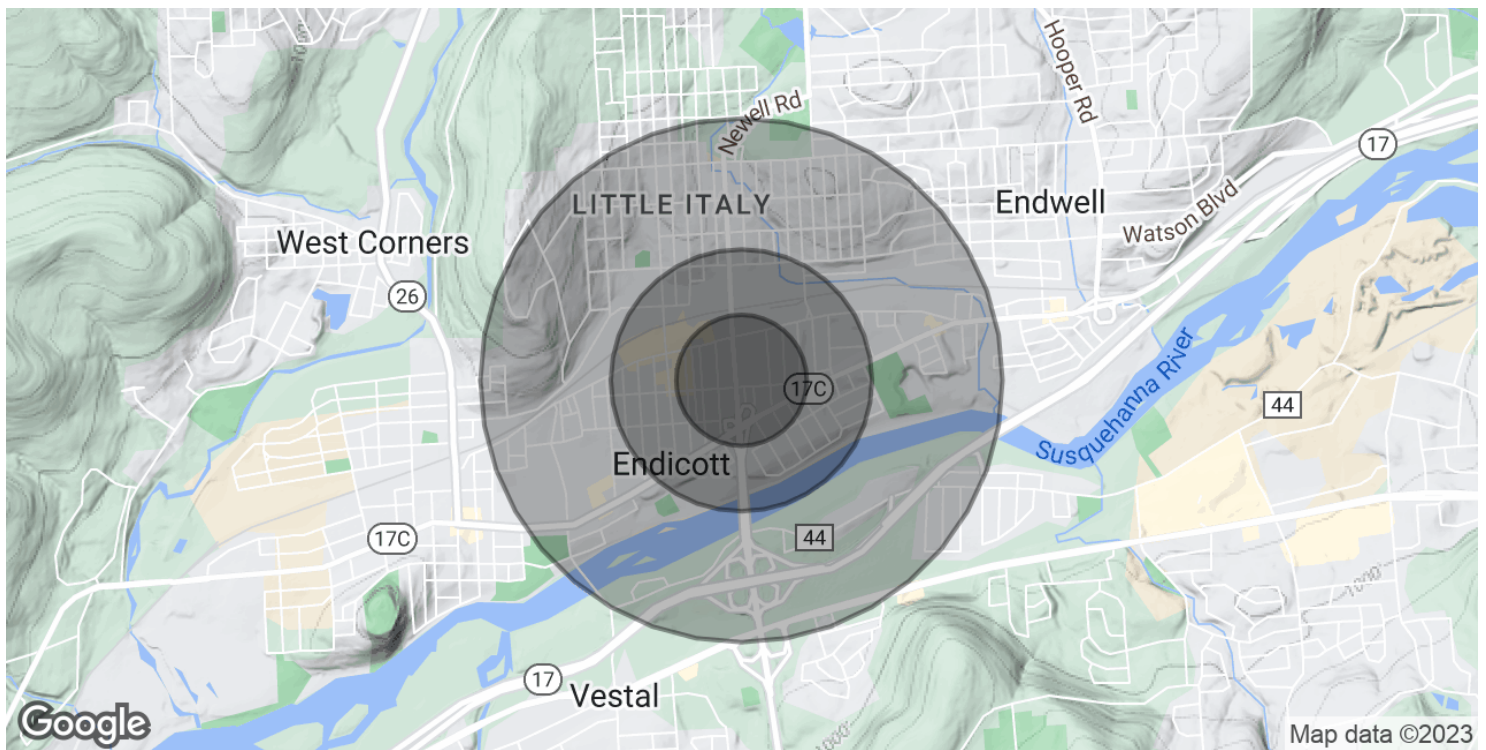
ENDICOTT UMC

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	988	4,182	12,132
Average Age	32.5	33.6	37.2
Average Age (Male)	31.4	35.3	37.2
Average Age (Female)	33.8	32.0	36.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	547	2,391	6,621
# of Persons per HH	1.8	1.7	1.8
Average HH Income	\$30,579	\$35,371	\$43,120
Average House Value	\$78,609	\$81,934	\$91,405

* Demographic data derived from 2020 ACS - US Census



ENDICOTT UMC

ADDITIONAL INFORMATION

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ADVISOR BIO 1

Advisor Bio 1

**SCOTT WARREN, CCIM****Associate Broker**

scottwarrencr@gmail.com

Direct: 607.621.0439

NY #10401296678 // PA #RSR002698

PROFESSIONAL BACKGROUND

Scott began a financial services career in 1986. He has held a variety of Sales and Marketing positions including: Agent, District Manager, Regional Sales Director responsible for 5 States to a Corporate Executive with Columbian Mutual Life Insurance Company. He then, with his 2 partners, built a National Marketing Organization which operated in all 50 States and had over 7,000 Agents.

Since he sold his share of the Marketing Organization Scott became a full time Commercial Realtor. He is a multi-million dollar per year producer. He has earned a Certificate in Commercial Real Estate from Cornell University's SC Johnson School of Business. Scott is also a CCIM (Certified Commercial Investment Member) and has completed coursework in: User Decision Analysis, Market Analysis, Construction cost estimating and scheduling, 1031 tax deferred exchange, Financial Analysis, Negotiations, Creating Reliable valuations, Financial modeling for Real Estate Development and Construction Management and Project Delivery.

Scott specializes in Investment real estate and has closed Hotels, Banks, Churches, Multi Use Properties, Strip plaza's, Multi-Family Properties, Industrial complexes, large office complexes and multi-million dollar development projects. Scott is one of the most active Investment Realtors in the Upstate Investment real estate market and earned the coveted Costar Power Broker award for sales in 2018.

EDUCATION

Bachelors of Science. State University of New York at Binghamton. Industrial Engineering.
CCIM

MEMBERSHIPS

NYSCAR - New York State Commercial Association of Realtors.
CCIM

Scott Warren - KW - NY - Greater Binghamton
49 Court Street Suite 300B
Binghamton, NY 13901



ENDICOTT UMC

OUR COMPANY

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WHY KW

SAMPLE - BROCHURE

SAMPLE - EMAIL MARKETING

SAMPLE - SIGNAGE

SAMPLE - DEDICATED WEBSITE

IABS

Why KW

WHY

Hire KW Commercial for Office:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Office core client services include:

- Tenant representation
- Landlord representation
- Buyer representation
- Seller representation



ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our



Sample - Brochure

BROCHURES & FLYERS

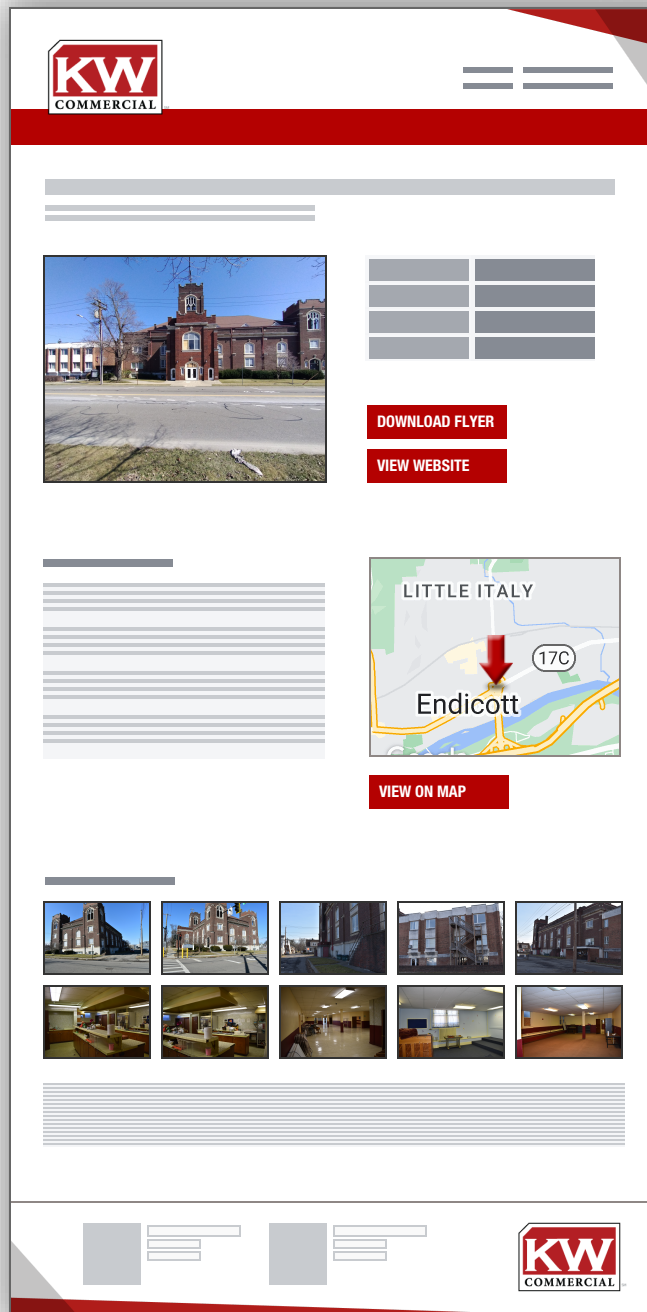
We will create a color brochure highlighting the features and benefits of the property. The brochure includes applicable property photos, building highlights, location description, aerial photographs, demographics and/or proposed development plans, and contact information. KW Commercial is flexible and we will adapt to that which is most comfortable with you.



Sample - Email Marketing

HTML EMAIL CAMPAIGNS

We will create a marketing email packet for the project and email the packets to all interested prospects in our extensive email database. We will effectively track, target, and pursue prospects reporting prospect contacts with our clients



Sample - Signage

SIGNAGE

Our standard sign is designed to generate the maximum volume of inquiries regarding the subject. We place sign(s) which include KW Commercial's telephone number, website and the text "AVAILABLE" in a strategic location which maximizes visibility. Our standard sign is a 6' x 4' horizontal sign positioned to achieve maximum public exposure. However, all signs are subject to local municipal restrictions.

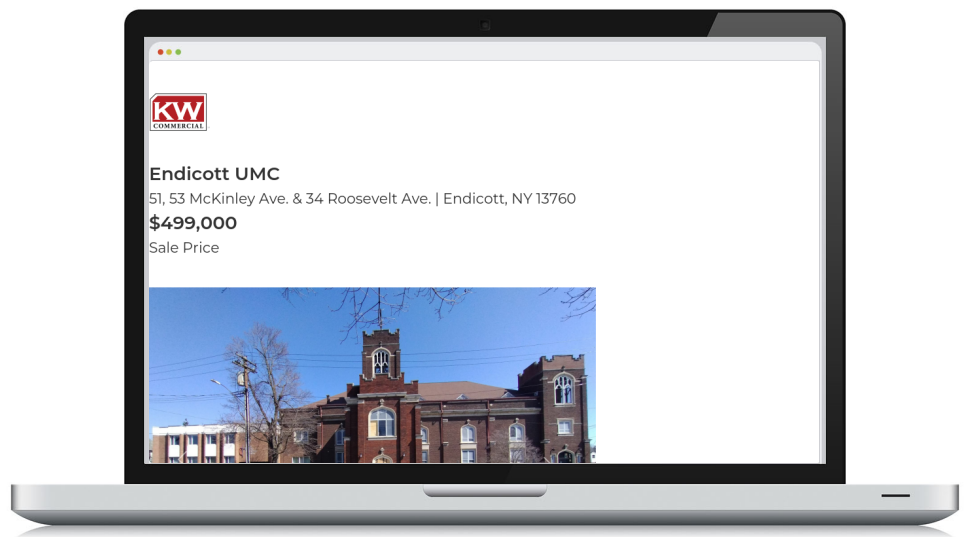


Sample - Dedicated Website

DEDICATED PROPERTY WEBSITE

A dedicated property website with a customized URL is created for your listing. The website is listed on both our local site as well as the KW commercial national website, www.kwcommercial.com. and is available to principals, property owners, investors, brokers and prospective tenants searching the internet for commercial real estate.

* If necessary, information which is considered confidential and not public record will require the execution of a confidentiality agreement prior to receipt of classified materials.



VIEW THE LIVE WEBSITE:

plugins3b82f26e8f5b0bd1d2368212b03eb8863030031b/inventory/1180512-sale/plugins/3b82f26e8f5b0bd1d2368212b03eb8863030031b/inventory/1180512-sale



Endicott UMC



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