

# Endicott UMC

ENDICOTT, NY



## OFFERING MEMORANDUM

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ENDICOTT UMC

# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

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

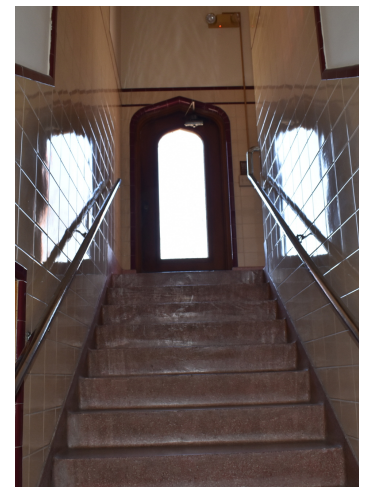
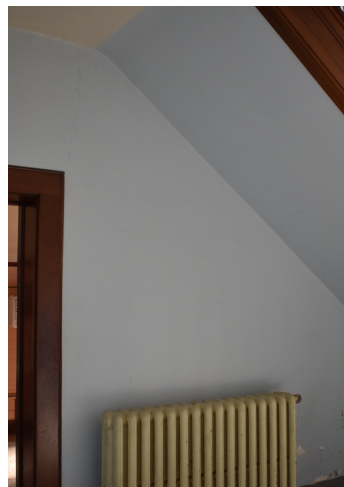
## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES





## Additional Photos



ENDICOTT UMC

# LOCATION INFORMATION

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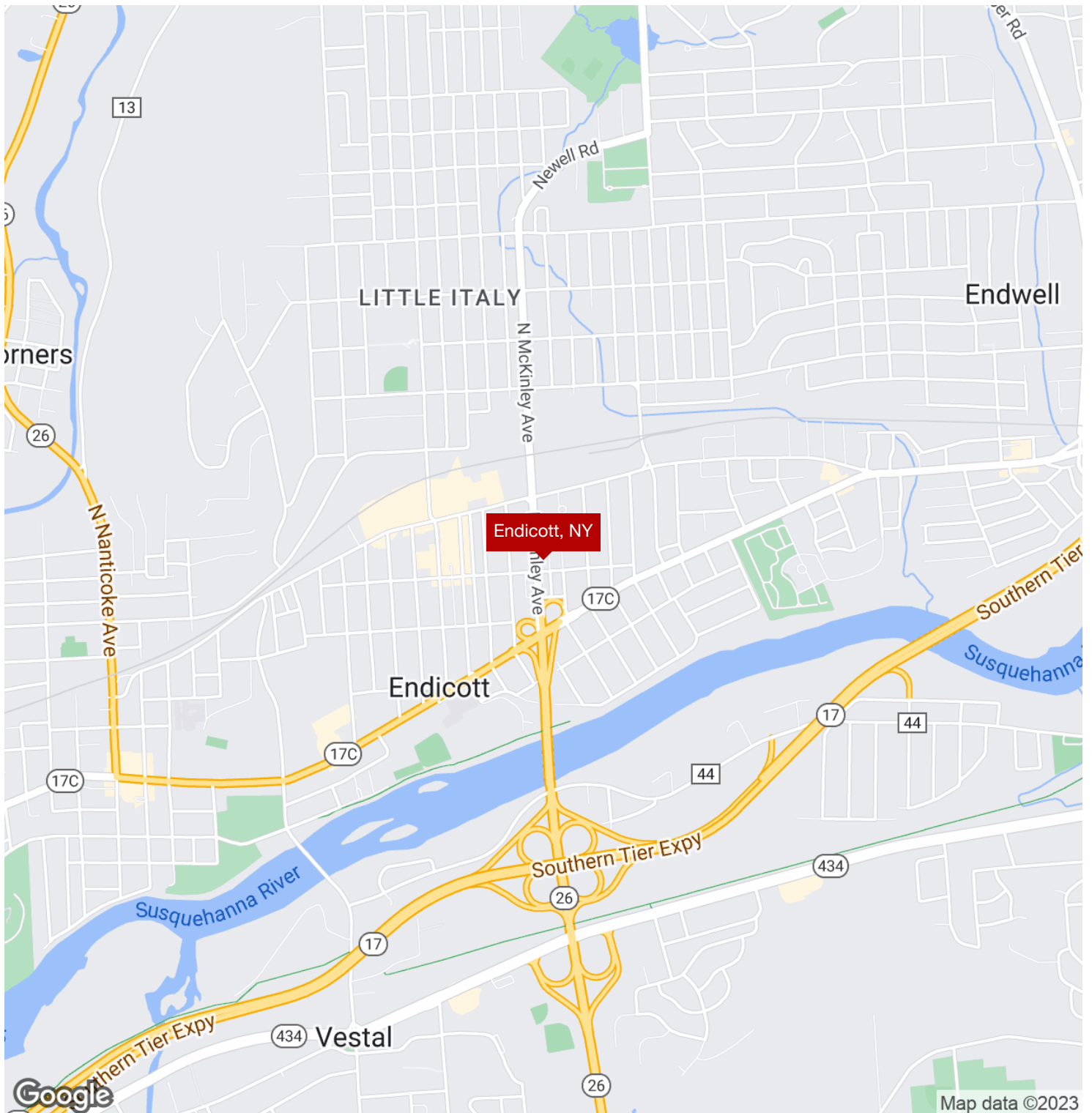
REGIONAL MAP

LOCATION MAP

AERIAL MAP



# Regional Map

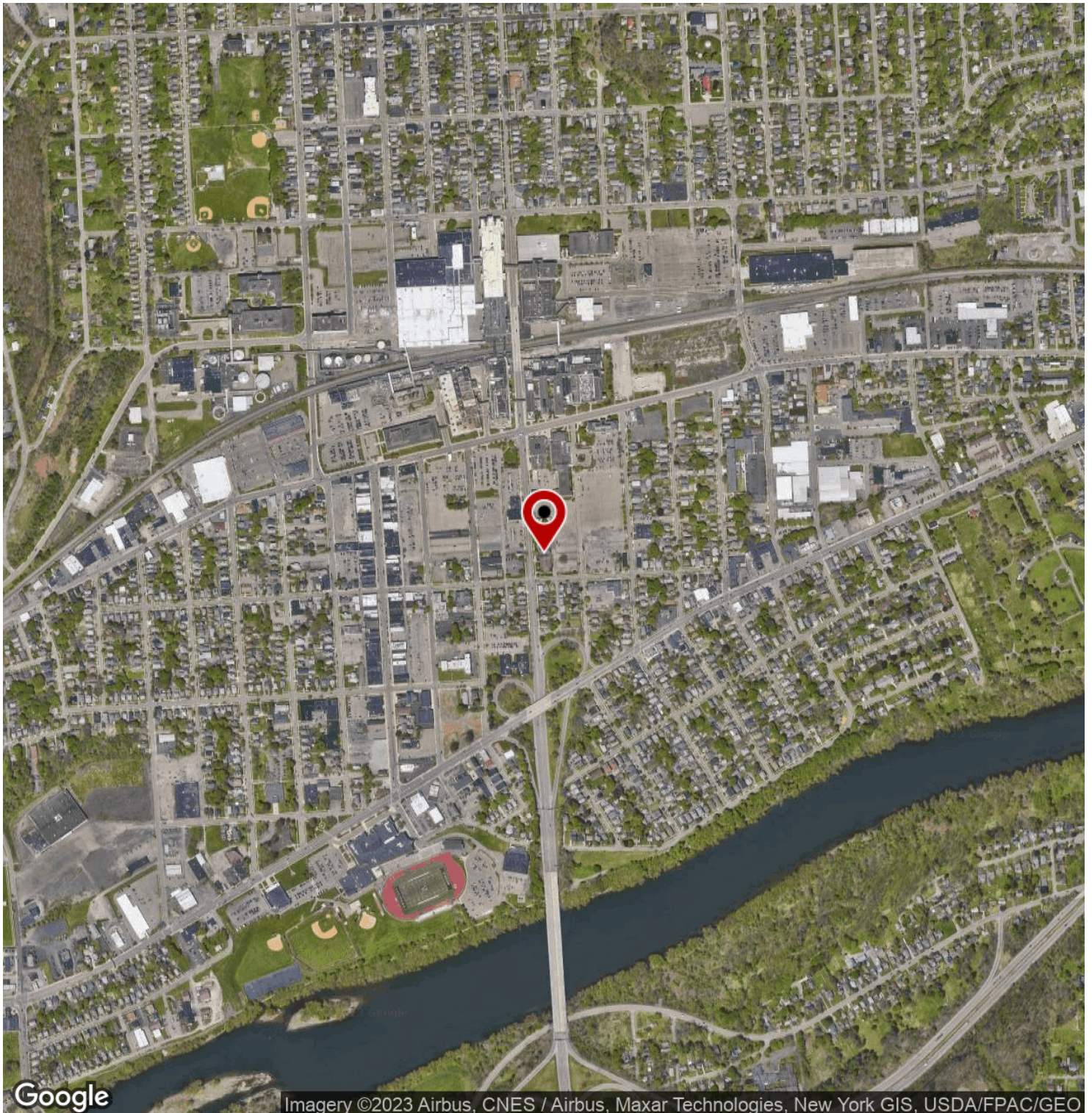


# Location Map





## 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**



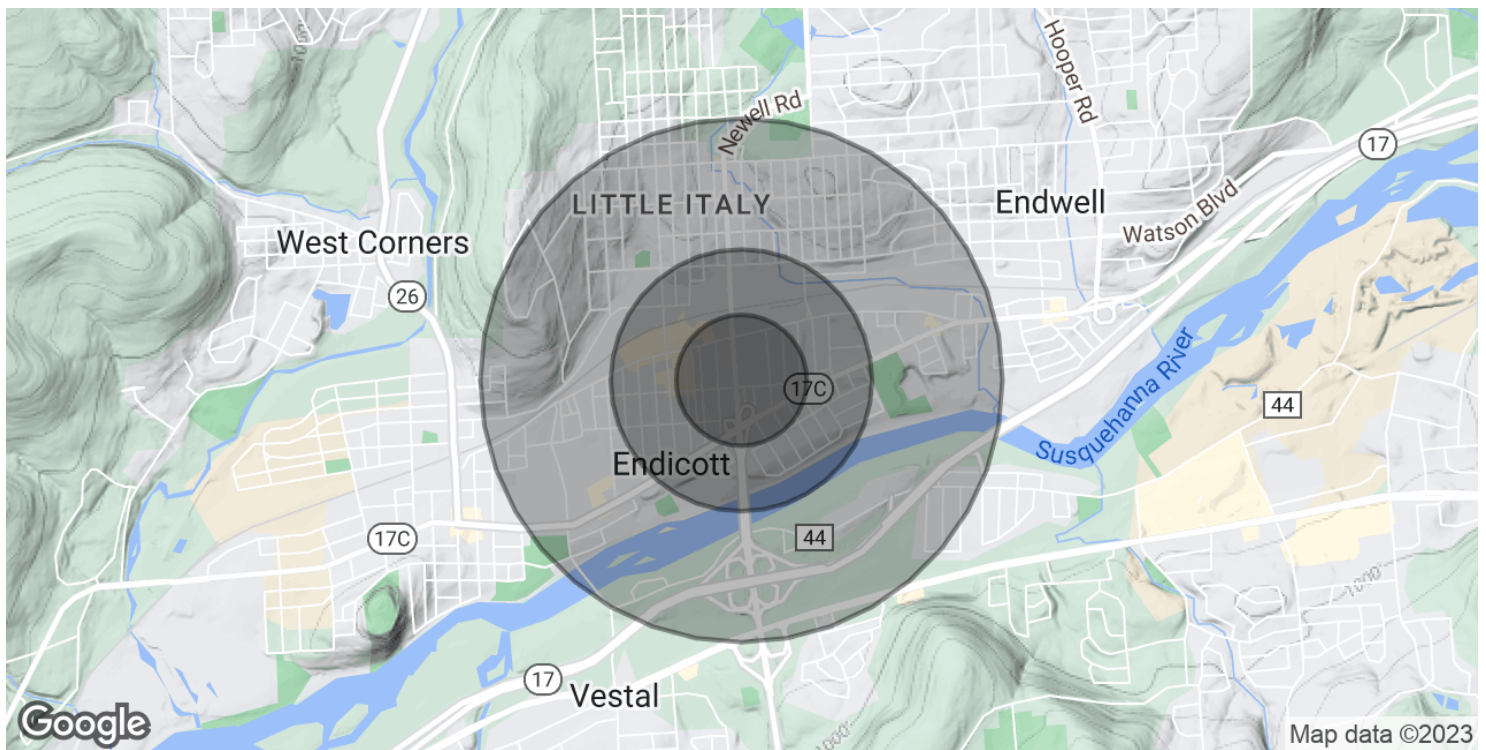
ENDICOTT UMC

# 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

