

SPECIAL PURPOSE FOR SALE

ENDICOTT UMC

51, 53 McKinley Ave. & 34 Roosevelt Ave., Endicott, NY 13760



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.

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.

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SCOTT WARREN, CCIM
Associate Broker
O: 607.621.0439
scottwarrencre@gmail.com
NY #10401296678

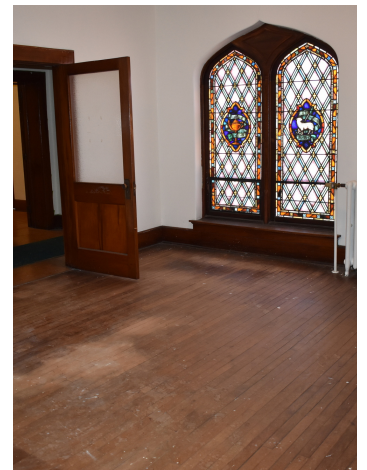
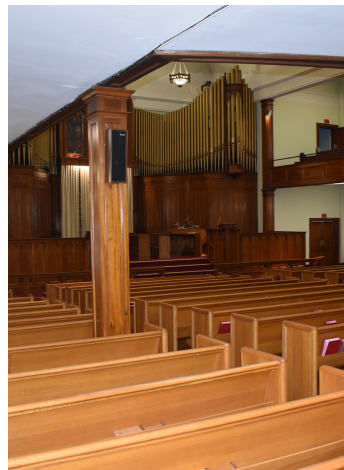
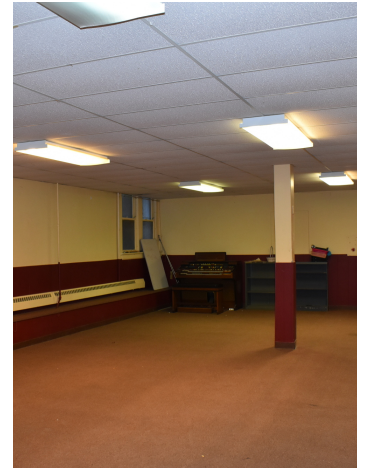
KW COMMERCIAL
49 Court Street
Suite 300B
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O: 607.621.0439
scottwarrencre@gmail.com
NY #10401296678

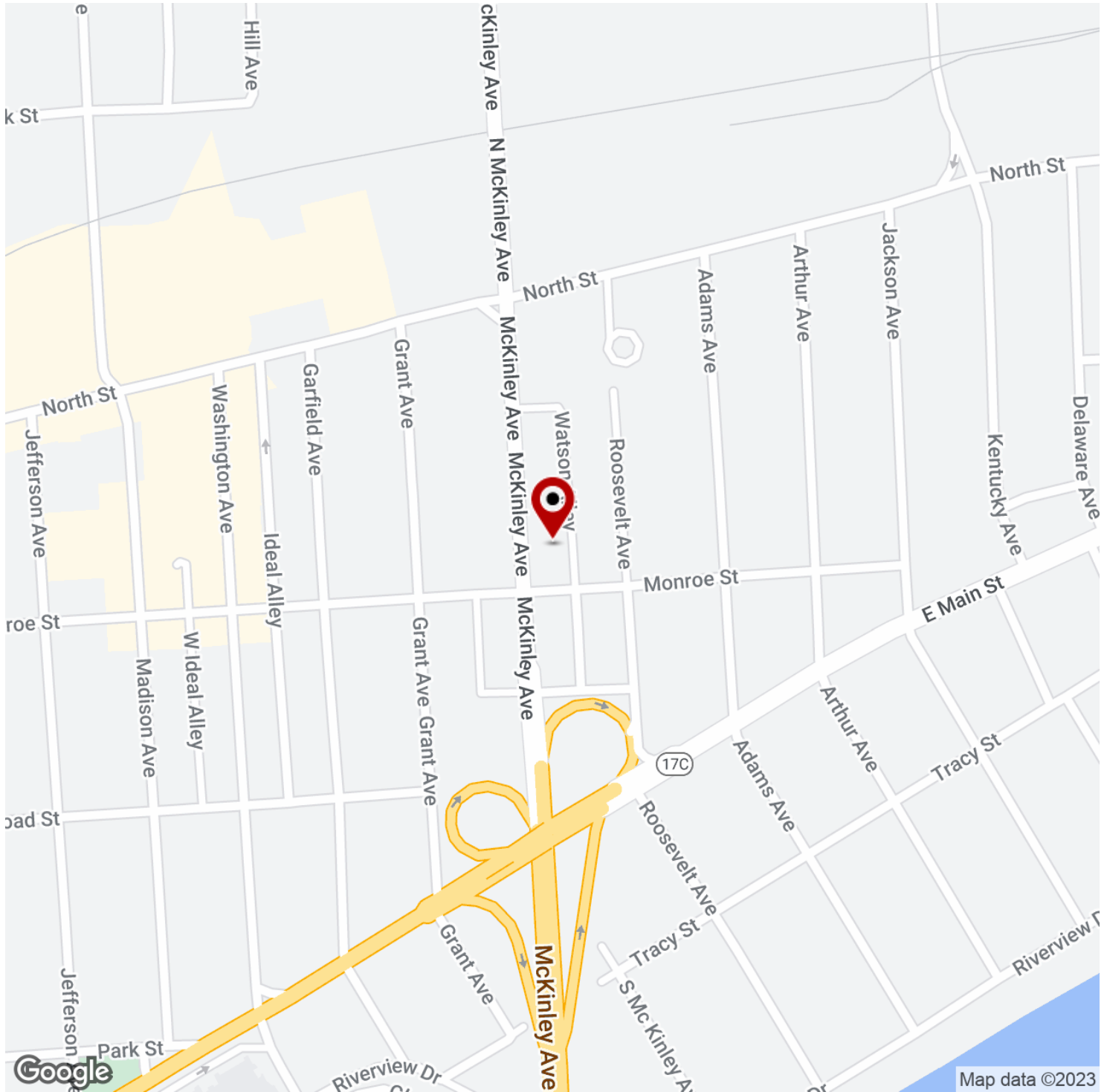
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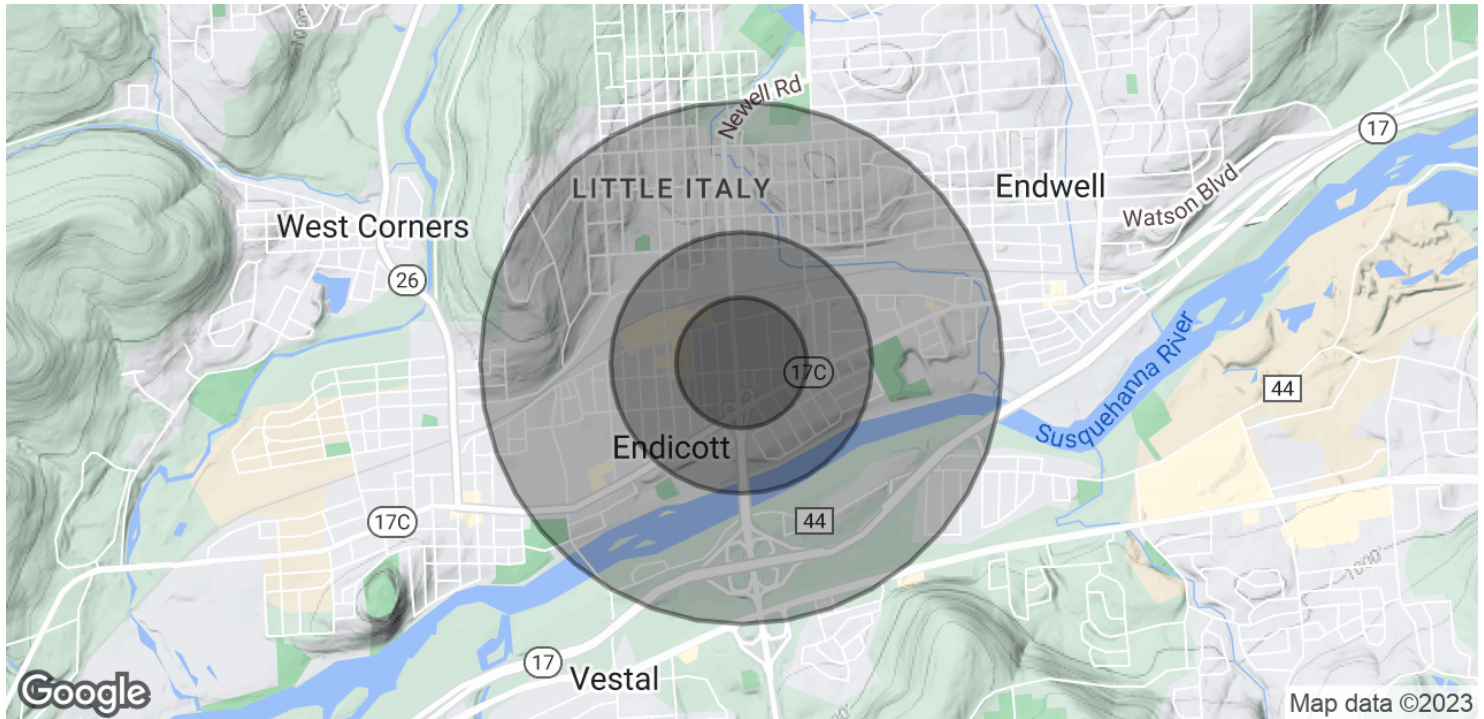
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	988	4,182	12,132
Average Age	32.5	33.6	37.2
Average Age (Male)	31.4	35.3	37.2
Average Age (Female)	33.8	32.0	36.7

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

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