

Commercial Development Opportunity
Vacant Land For Sale

921 Woodrow Avenue

Marion, OH 43302

Property Features

- 5,360 SF RELIGIOUS FACILITY
- PREVIOUS USE FIRST CHURCH OF GOD
- FIRST FLOOR | SANCTUARY, OFFICES, NURSERY & CLASSROOM-MEETING ROOM
- LOWER LEVEL | FELLOWSHIP HALL, KITCHEN AND CLASSROOMS
- HEATING | GAS FIRED BOILER (GOOD CONDITION)
- TWO NEW 5-TON LENNOX UNITS PROVIDE AIR CONDITIONING FOR SANCTUARY; WINDOW UNITS PROVIDE AIR CONDITIONING FOR THE REMAINDER OF THE BUILDING
- 21+ PARKING SPACES
- SANCTUARY WITH BAPTISTERY AND SEATING FOR 150±

Asking Price \$295,000

For more information:

Bob Monahan

614-629-5222 | bmonahan@ohioequities.com



www.MarionChurchOG.com

Property Overview

921 Woodrow Avenue

Marion, OH 43302



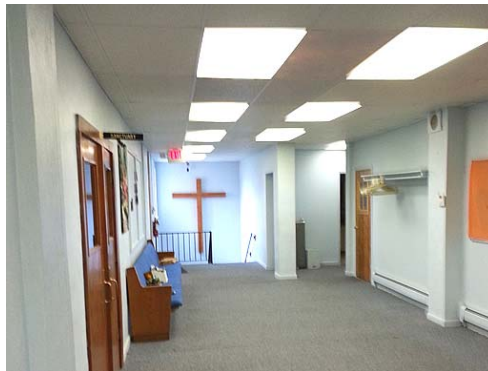
| | |
|-----------------------|--|
| Previous Use: | First Church of God |
| Land: | 0.53 Acre |
| Building: | 5,360 SF |
| Year Built: | 1956 – Brick Construction |
| Building Description: | First Floor Sanctuary, Offices, Nursery & Classroom-Meeting Room Second Floor Fellowship Hall, Kitchen & Classrooms |
| Heating: | Gas fired boiler (Good Condition) |
| Air-Conditioners: | Two NEW 5-ton Lennox units provide air conditioning for the sanctuary Window units provide air conditioning for the remainder of the building |
| Parking: | 21+ spaces |
| Amenities: | Sanctuary with Baptistry and seating for 150± Fellowship hall with fully equipped kitchen Fellowship hall can be divided into 4 classrooms Chair lift and exterior ramp for handicapped access Audio equipment included in sale One restroom on first floor M/W restrooms lower level |
| Recent Improvements: | New roof, 2 new 5-ton Lennox AC units, New electric panel and parking lot resealed |
| Marion County PID's: | 123280206700 & 123280206600 |
| Tax Status: | No Taxes – Tax Exempt |
| Asking Price: | \$295,000 |

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Property Photos

921 Woodrow Avenue

Marion, OH 43302



Siteplan

921 Woodrow Avenue

Marion, OH 43302



Aerial Imagery

921 Woodrow Avenue

Marion, OH 43302

