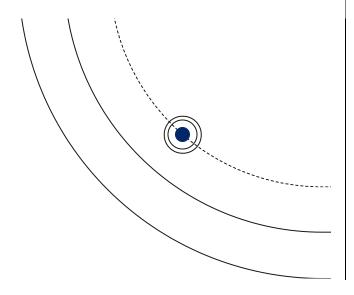


# **Table of Contents**



	Prepared For	2
	Disclaimer	4
5	PROPERTY INFORMATION	
	Property Summary	6
	Property Description	7
	Complete Highlights	8
	Additional Photos	9
10	LOCATION INFORMATION	
	Regional Map	11
	Location Map	12
	Aerial Map	13
	Site Plans	14
15	FINANCIAL ANALYSIS	
	Financial Summary	16
	Income & Expenses	17
18	SALE COMPARABLES	
	Sale Comps	19
	Sale Comps Map & Summary	20
21	LEASE COMPARABLES	
	Lease Comps	22
	Lease Comps Map & Summary	23
24	DEMOGRAPHICS	
25	ADVISOR BIOS	
	Advisor Dio 1	26



### DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

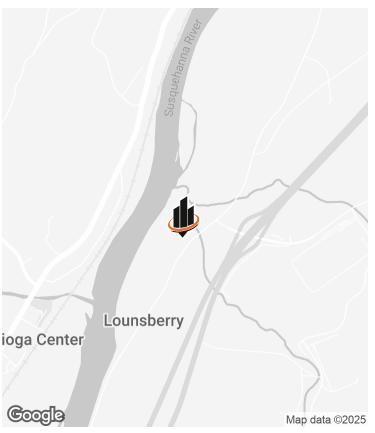


## PROPERTY SUMMARY





SALE PRICE:	\$129,900
LOT SIZE:	28,779 SF
BUILDING SIZE:	6,000 SF



## PROPERTY DESCRIPTION

Opportunities like this are rare! Whether you wish to continue its legacy as a church or transform it for a new purpose, this property offers endless potential. Set on a large lot with ample parking, it features a solid brick exterior in excellent condition and a newer roof for added value. Inside, you'll find over 6,000 square feet of flexible space—including a full commercial kitchen, multiple classrooms, a cafeteria, extensive storage areas, and beautiful stained glass windows that add unique character throughout. Whether you're envisioning a place of worship, event venue, community center, wedding venue, or even a distinctive residential conversion, this property provides the perfect canvas. With convenient highway access, it's easily accessible from any direction. Bring your vision and make it your own!

## PROPERTY HIGHLIGHTS

## PROPERTY DESCRIPTION



#### PROPERTY DESCRIPTION

Opportunities like this are rare! Whether you wish to continue its legacy as a church or transform it for a new purpose, this property offers endless potential. Set on a large lot with ample parking, it features a solid brick exterior in excellent condition and a newer roof for added value. Inside, you'll find over 6,000 square feet of flexible space—including a full commercial kitchen, multiple classrooms, a cafeteria, extensive storage areas, and beautiful stained glass windows that add unique character throughout. Whether you're envisioning a place of worship, event venue, community center, wedding venue, or even a distinctive residential conversion, this property provides the perfect canvas. With convenient highway access, it's easily accessible from any direction. Bring your vision and make it your own!

#### LOCATION DESCRIPTION

Embrace the peaceful charm of Nichols, NY, a welcoming village surrounded by the natural beauty of the Susquehanna River Valley. This serene location offers an ideal setting for a church, providing a quiet backdrop for worship, fellowship, and community gatherings. Just steps away, the Nichols Town Hall serves as a hub for local events and resources, while nearby small businesses add to the village's warm, close-knit character. With its blend of tranquility and accessibility, Nichols offers the perfect environment for a place of worship—where congregation members can come together in faith and community.

# **COMPLETE HIGHLIGHTS**



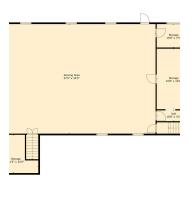




TOTAL: 7067 sq. ft FLOOR 1: 3236 sq. ft, FLOOR 2: 3831 sq. ft EXCLUDED AREAS: UTILITY: 173 sq. ft, STORAGE: 483 sq. ft WALLS: 307 sq. ft

# **ADDITIONAL PHOTOS**









FLOOR 1: 3236 sq. ft, FLOOR 2: 3831 sq. ft EXCLUDED AREAS: UTILITY: 173 sq. ft, STORAGE: 483 sq. ft WALLS: 307 sq. ft Thee Plan Croted By Cabicans App. Measurements Deemed Highly Editable But Not Gueranicol.

TOTAL: 7067 sq. ft.
FLOOR 1: 3236 sq. ft, FLOOR 2: 3831 sq. ft.
EXCLUDED AREAS: UTILITY: 173 sq. ft, STORAGE: 483 sq. ft
WALLS: 307 sq. ft.
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TOTAL: 7067 sq. ft
FLOOR 1: 3236 sq. ft.COOR 2: 8331 sq. ft
EXCLUDED AREAS: UTILITY: 173 sq. ft, STORAGE: 483 sq. ft
WALLS: 307 sq. ft
Floor Plan Created Br California Assessment Developed Highly Reliable But Not Guarantee











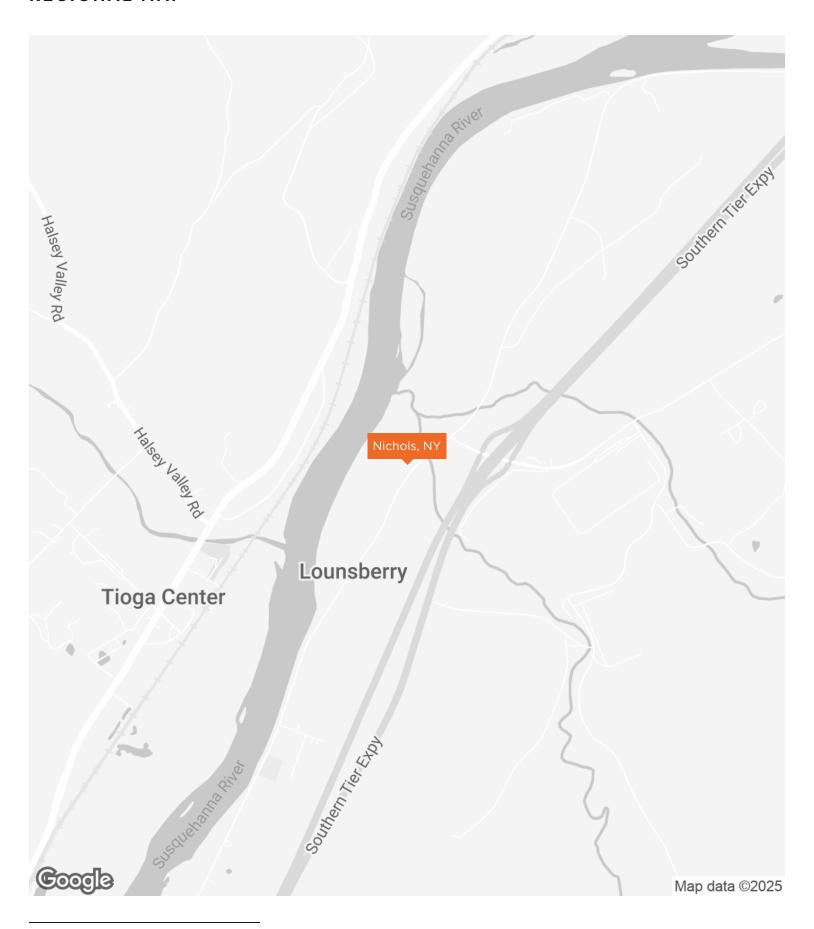




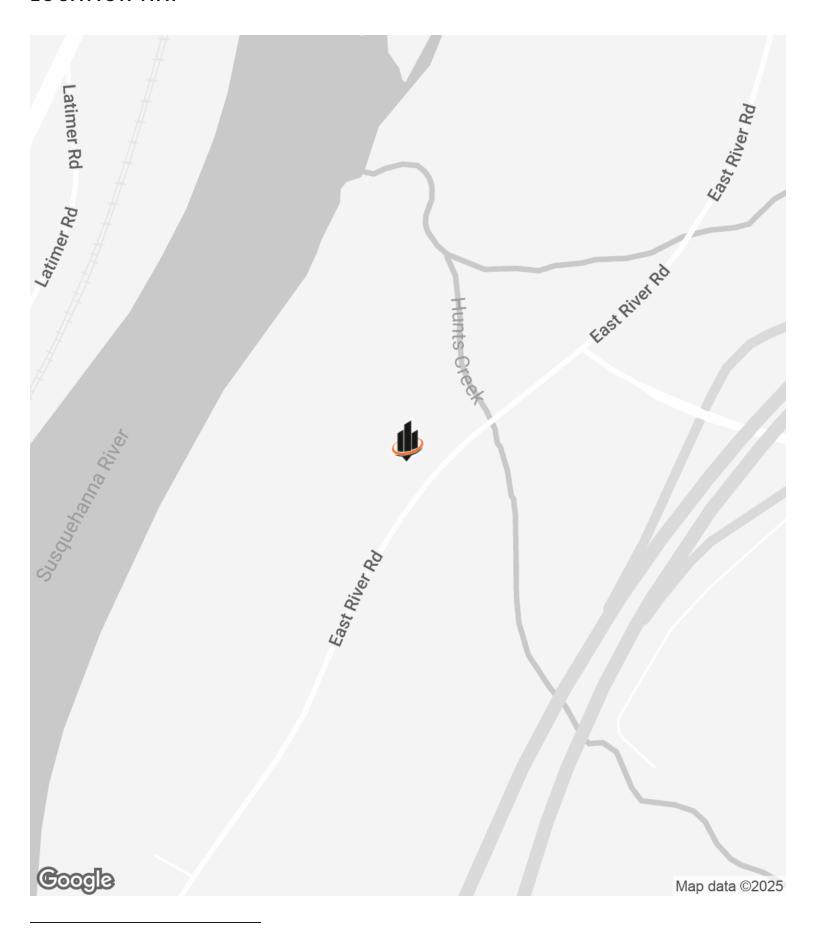


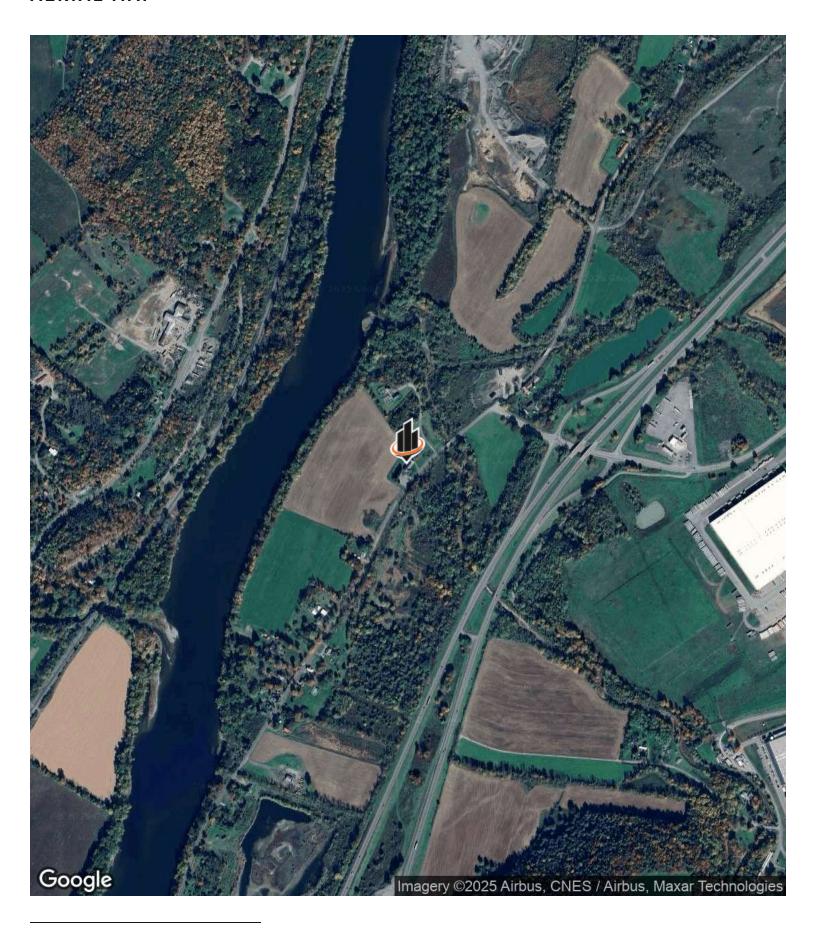


# **REGIONAL MAP**



# **LOCATION MAP**





# SITE PLANS



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the <u>Media Tab</u> or "Publish on Website and Docs" in the <u>Plans Tab</u>)



# FINANCIAL SUMMARY

## **INVESTMENT OVERVIEW**

PRICE	\$129,900
PRICE PER SF	\$22

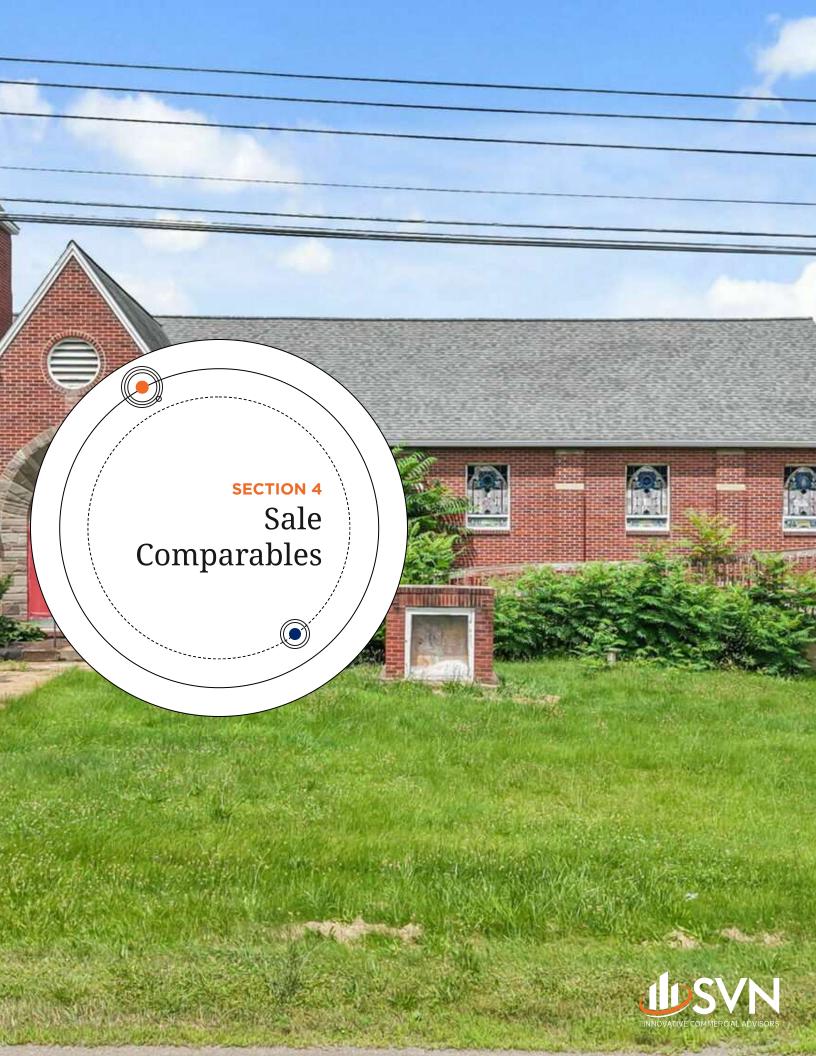
## **OPERATING DATA**

## FINANCING DATA

# **INCOME & EXPENSES**

# **INCOME SUMMARY**

GROSS INCOME	\$0
EXPENSES SUMMARY	
OPERATING EXPENSES	\$0
NET OPERATING INCOME	<b>\$0</b>







It turns out, you don't have any Comps Selected!

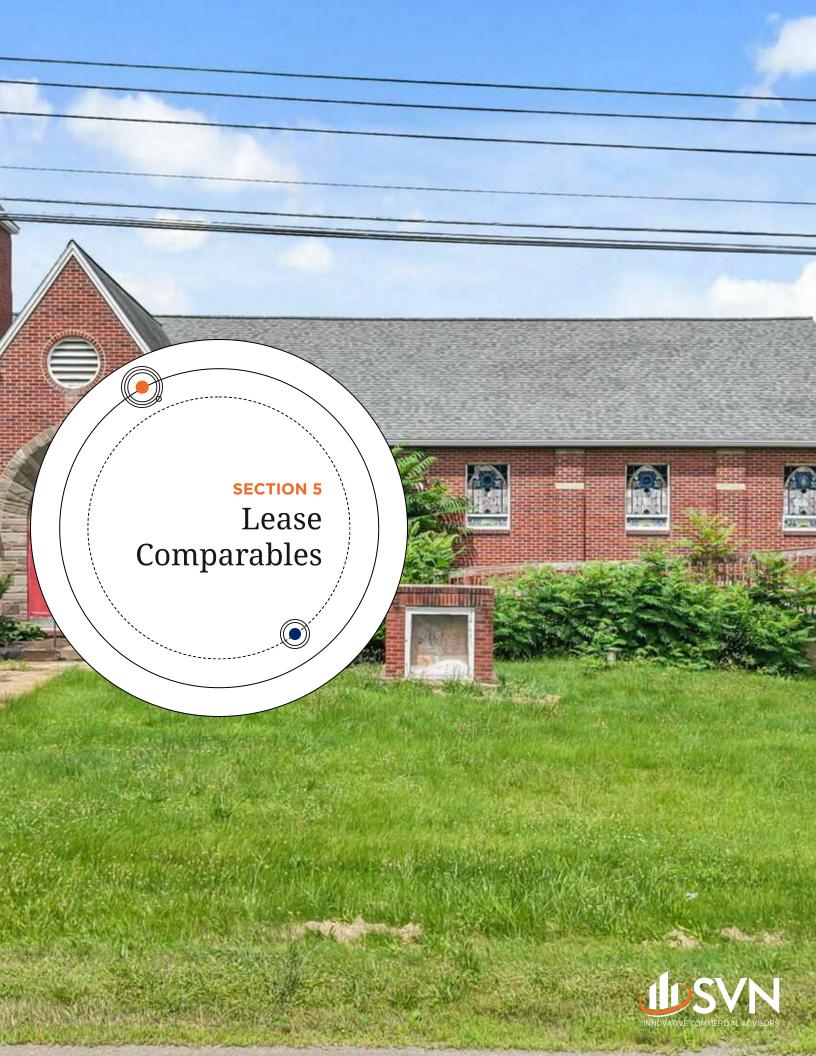
(click ' **Edit Sale Comps'** in the Page Edit Bar)

# SALE COMPS MAP & SUMMARY



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# **LEASE COMPS**



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# **LEASE COMPS MAP & SUMMARY**



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(click ' ♣ Edit Lease Comps' in the Page Edit Bar)





### **ADVISOR BIO 1**



**COTY LUNN** 

Associate Advisor

coty.lunn@svn.com

Direct: 607.481.5660 | Cell: 607.481.5660

## PROFESSIONAL BACKGROUND

Coty Lunn is an esteemed licensed commercial real estate salesperson with SVN® Innovative Commercial Advisors. With a career spanning over five years, Coty's commitment to excellence and dedication to his clients have resulted in an impressive portfolio of 200+ successful real estate transactions.

Hailing from the vibrant community of Endicott, Coty possesses an intimate knowledge of the local real estate landscape. His deep roots in the area not only make him a trusted advisor but also reflect his unwavering commitment to serving the needs of his community.

A true connoisseur of real estate, Coty's passion for personal and professional investment has been a lifelong focus. He boasts a remarkable portfolio of three personal properties, a testament to his dedication to the industry. Whether you're a first-time buyer or a seasoned investor, Coty's expertise and experience will guide you toward making informed decisions.

In his spare time, Coty combines his personal and professional interests by immersing himself in the world of drone videography and photography. By capturing stunning aerial views of properties and neighborhoods, he offers a unique perspective that adds value to his clients' real estate experiences.

Coty's diverse background includes a degree in criminal justice, a testament to his commitment to ethics and integrity. This foundation enriches his real estate practice, allowing him to approach transactions with a keen sense of fairness and justice. In conclusion, Coty Lunn is not just a real estate agent; he's your trusted partner on your real estate journey. With a track record of 200+ transactions, local expertise, and a passion for personal and professional investment, Coty is the professional you can rely on. His commitment to responsiveness, information, and integrity, combined with his unique hobby and educational background, sets him apart as a standout commercial real estate salesperson.

#### **EDUCATION**

Associates degree in Criminal Justice Drone pilots license

## **MEMBERSHIPS**

NYSCAR NAR

SVN | Innovative Commercial Advisors

520 Columbia Dr. Suite 103 Johnson City, NY 13790