

Formerly the Blessed Sacrament Roman Catholic Church
24 Elm, Andover, NY 14806

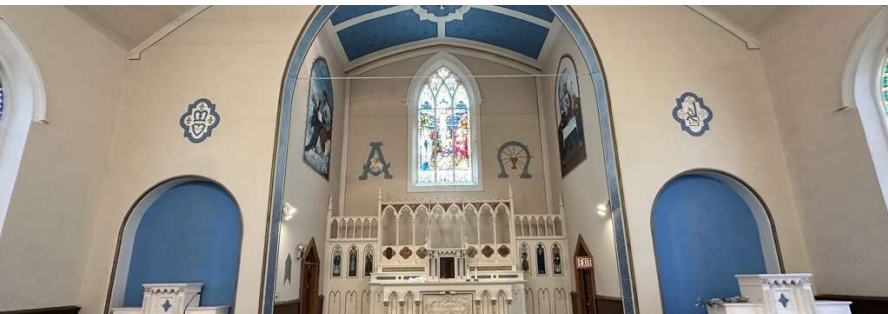


OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	0.66 Acres
Year Built:	1900
Building Size:	3,976 SF
Renovated:	2000
Price / SF:	\$44.01

PROPERTY OVERVIEW

Formerly the Blessed Sacrament Roman Catholic Church, this well-maintained property sits on 0.66 acres and features a red brick sanctuary, a blacktop parking lot with space for approximately 75 vehicles, and a two-story 32' x 44' barn. The main church building offers nearly 4,000 square feet of space with architectural shingle roofing, central forced air heating, and air conditioning. A full basement provides additional storage and utility space, while accessibility is supported by a ramp entry. The accompanying barn adds versatility for storage, community functions, or conversion to other uses. Being sold in as-is condition with both land and buildings included, the property is well-suited for continued religious use, community gatherings, or adaptive redevelopment.



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LOCATION DESCRIPTION

Situated in the Village of Andover, this property is just steps from Main Street and easily accessible from State Route 21. The location places it within a short drive to neighboring communities such as Wellsville, Alfred, and Hornell, as well as regional destinations across the Pennsylvania border. Alfred University and Alfred State College are within 20 minutes, while larger medical and commercial centers in Hornell and Olean can be reached in under 40 minutes. With its convenient setting in the heart of Allegany County, the site provides both visibility and accessibility for a variety of future uses.

PROPERTY HIGHLIGHTS

- Prime 3,976 SF building
- Located in Andover area
- Ample parking space
- Beautiful architectural details

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	379	570	941
Total Population	915	1,372	2,320
Average HH Income	\$86,292	\$86,528	\$83,788

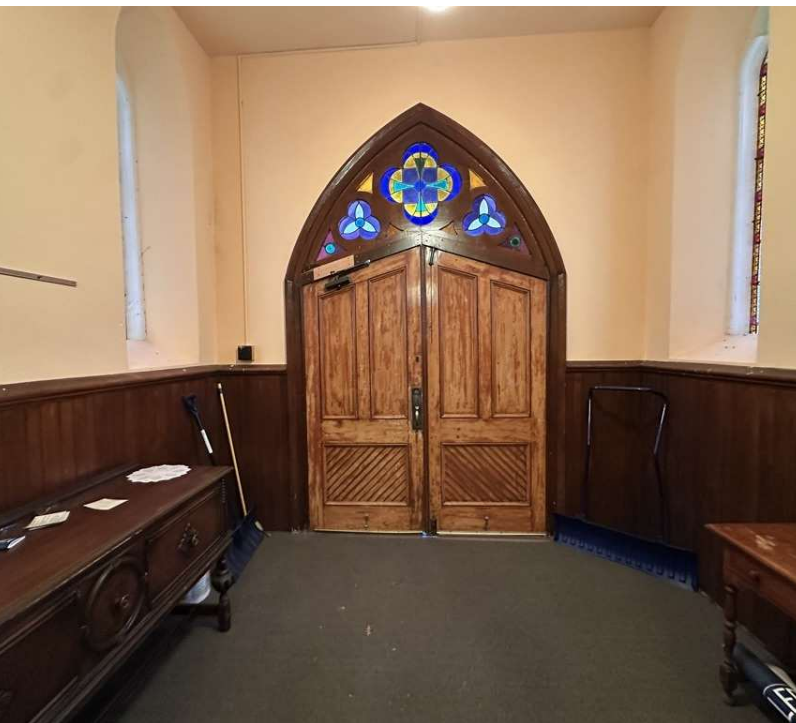
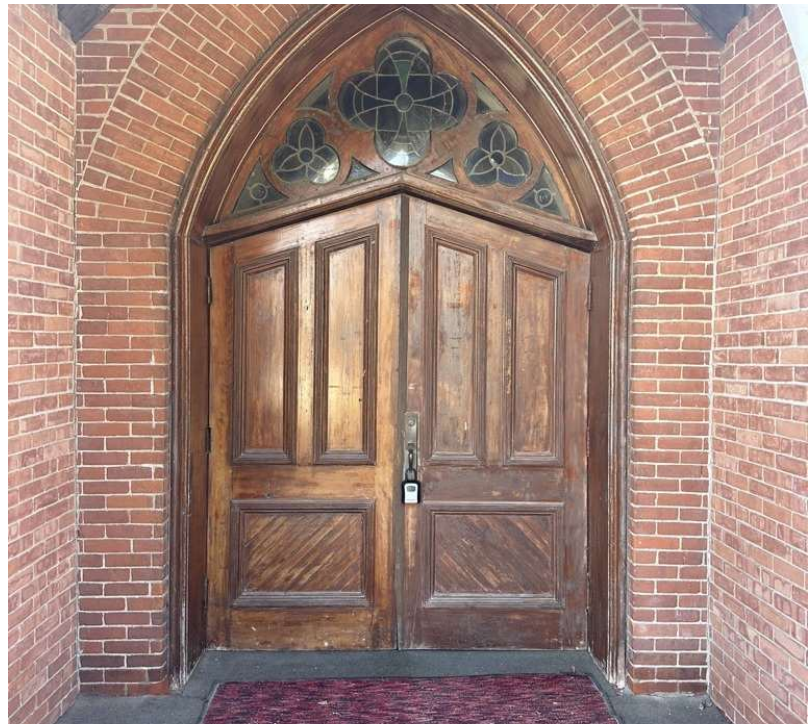


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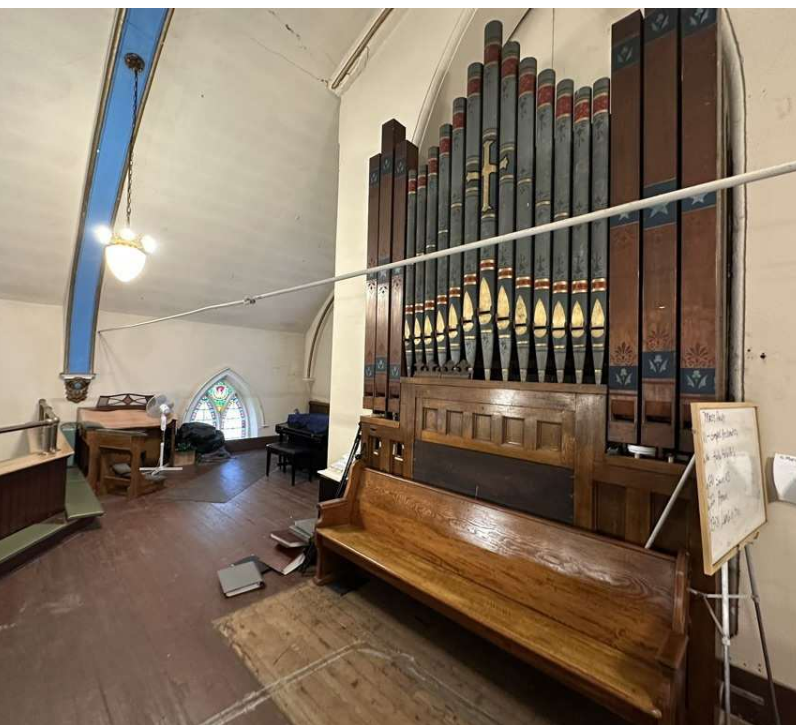
ADDITIONAL PHOTOS

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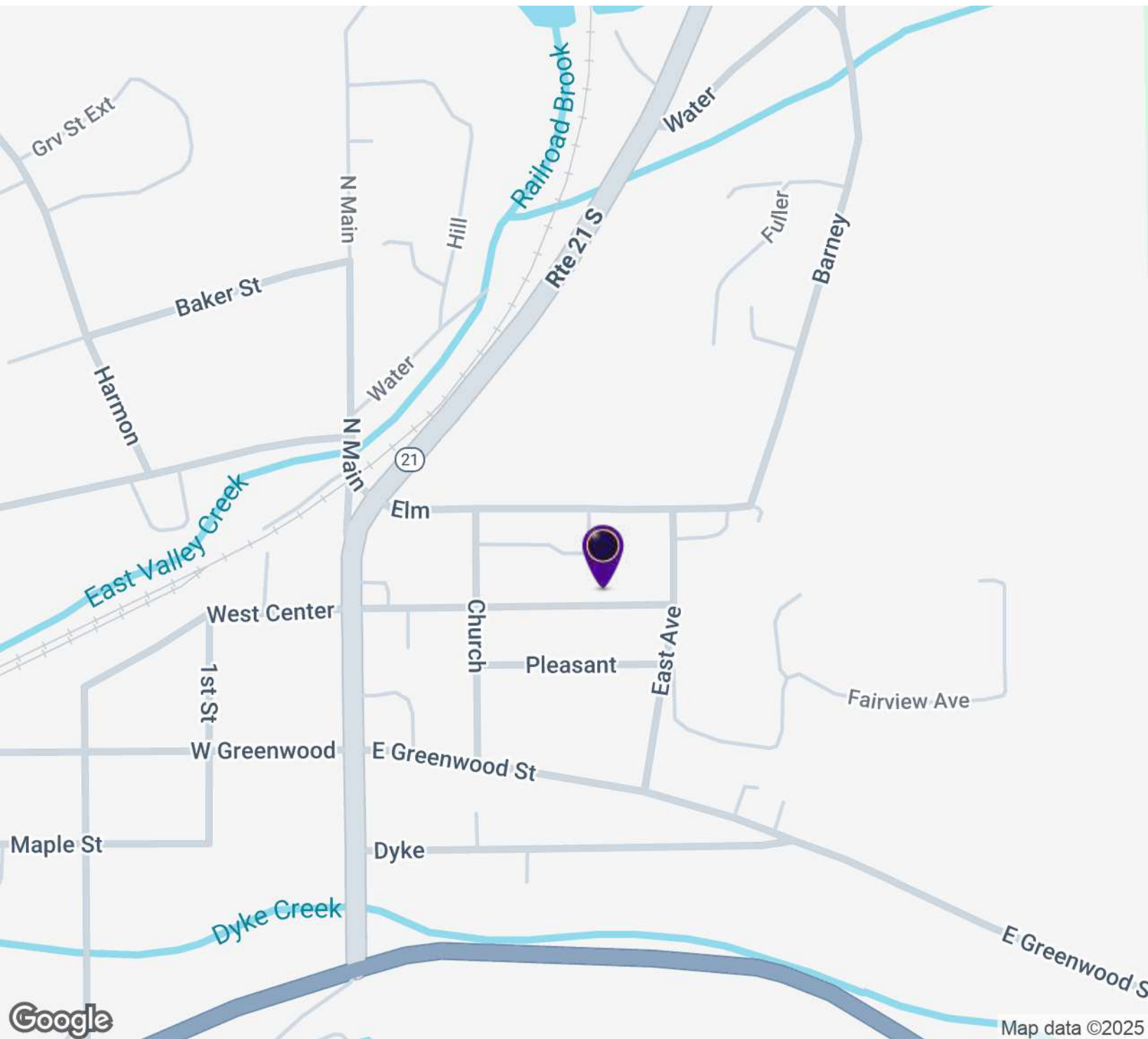
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LOCATION MAP

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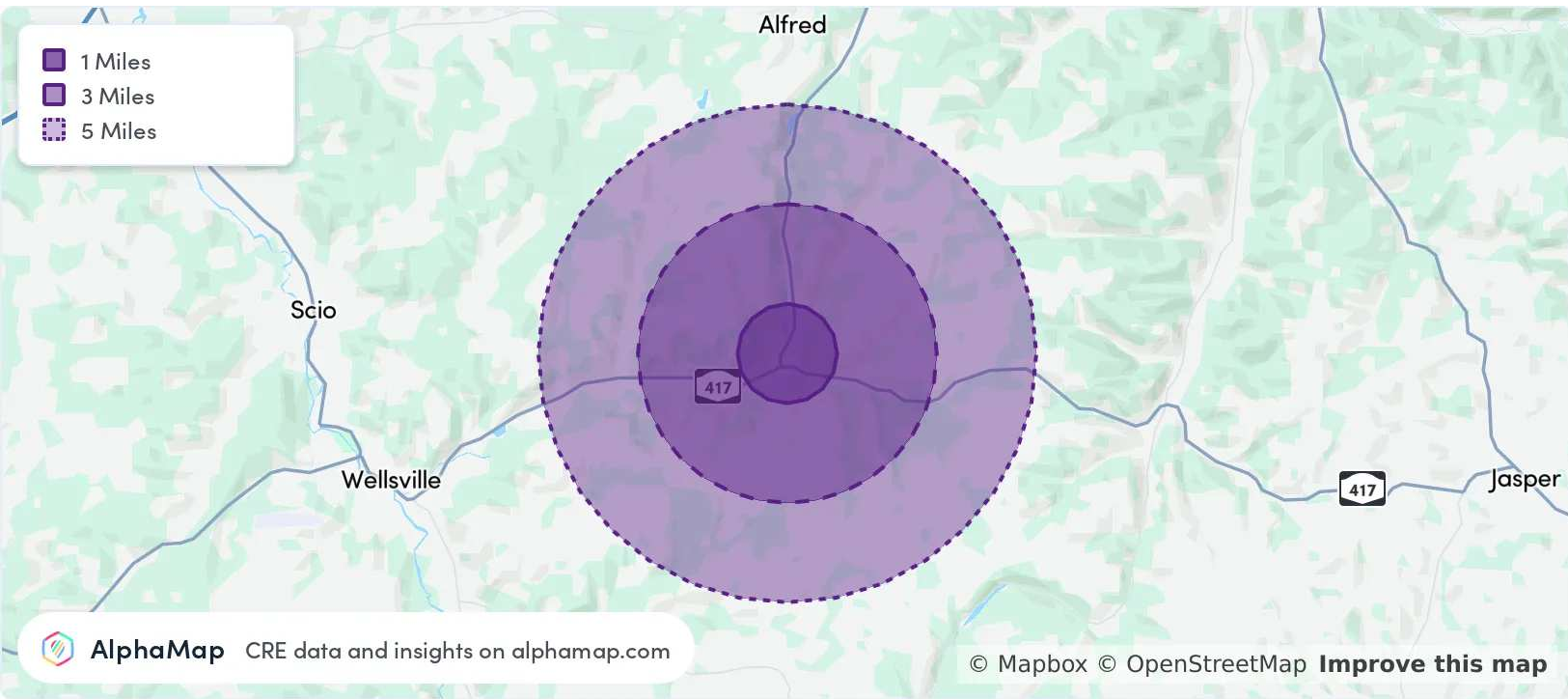


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AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	915	1,372	2,320
Average Age	43	43	42
Average Age (Male)	43	43	42
Average Age (Female)	43	43	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	379	570	941
Persons per HH	2.4	2.4	2.5
Average HH Income	\$86,292	\$86,528	\$83,788
Average House Value	\$123,019	\$123,757	\$131,208
Per Capita Income	\$35,955	\$36,053	\$33,515

Map and demographics data derived from AlphaMap



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