

2 Parcel with former church and multi-use building
7371 South Main Street, Almond, NY 14804



OFFERING SUMMARY

Sale Price: \$215,000

Lot Size: 2.21 Acres

Zoning: Commercial

PROPERTY OVERVIEW

The offering includes two parcels totaling approximately 1.3 acres, highlighted by a brick church and an additional multi-use building. The church, built in the early 1900s, features classic masonry construction, stained-glass windows, a pitched roof, and a traditional sanctuary layout with supporting office and meeting space. The second building provides added square footage for classrooms, offices, or gathering areas, increasing flexibility for future use. On-site parking accommodates visitors, and the properties benefit from public utilities. Being sold together in as-is condition, these buildings present a unique opportunity for continued religious use, community programming, or creative redevelopment in a well-connected village location.



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

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LOCATION DESCRIPTION

Located in the Village of Almond, this property offers strong visibility along South Main Street, with direct access to State Route 21 and quick connections to Interstate 86. The site is positioned between Hornell and Alfred, making it convenient to Alfred University, Alfred State College, St. James Hospital, and other key destinations within a 10–15 minute drive. Its proximity to major roadways and the Pennsylvania border enhances accessibility for regional traffic, while the village setting provides a welcoming small-town environment for community or commercial uses.

PROPERTY HIGHLIGHTS

- 2 Parcels
- 1.3+/- Acres
- Well-Connected Village Location

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	189	567	4,900
Total Population	462	1,485	14,302
Average HH Income	\$93,369	\$89,731	\$74,153



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ADDITIONAL PHOTOS

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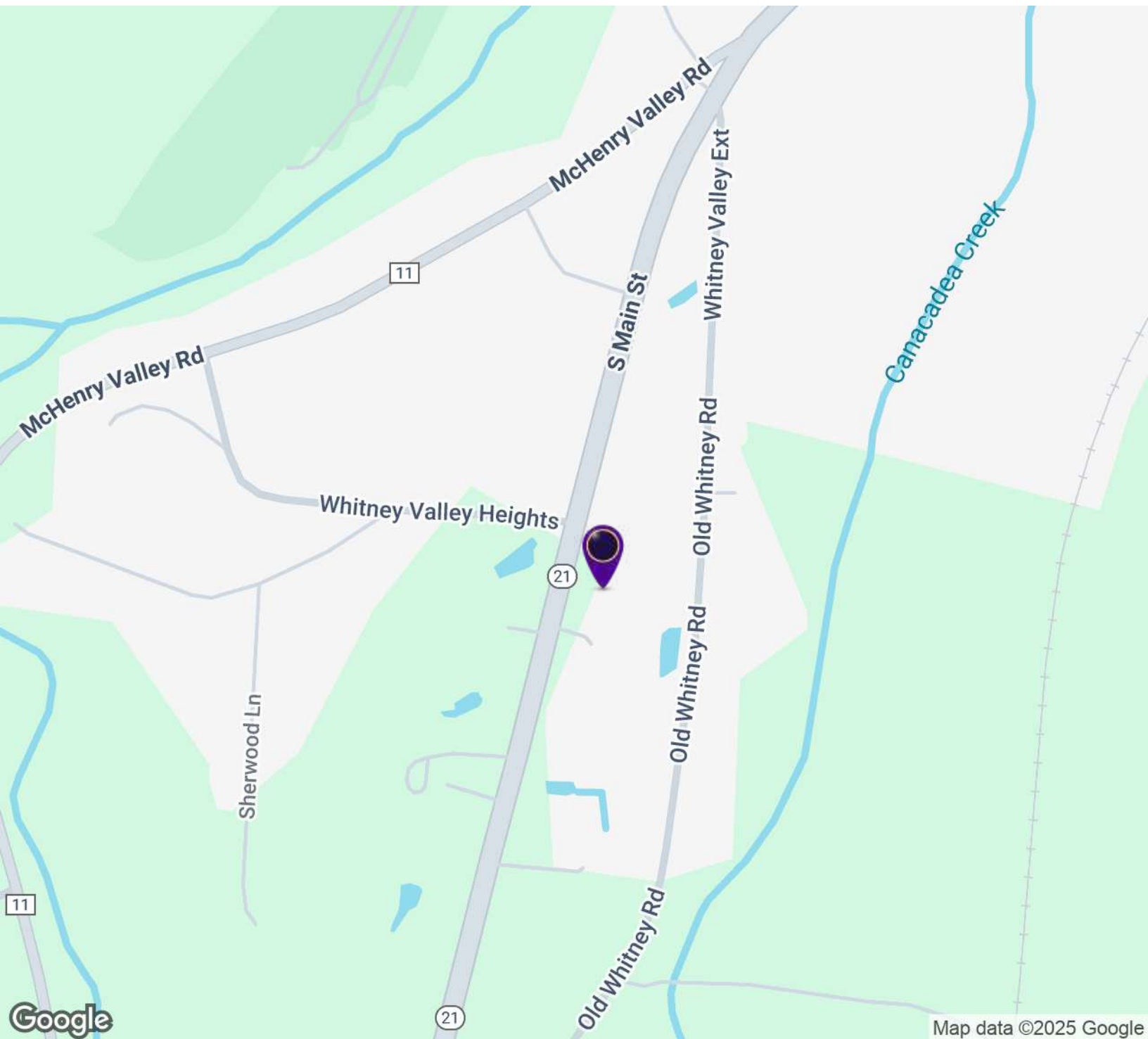
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LOCATION MAP

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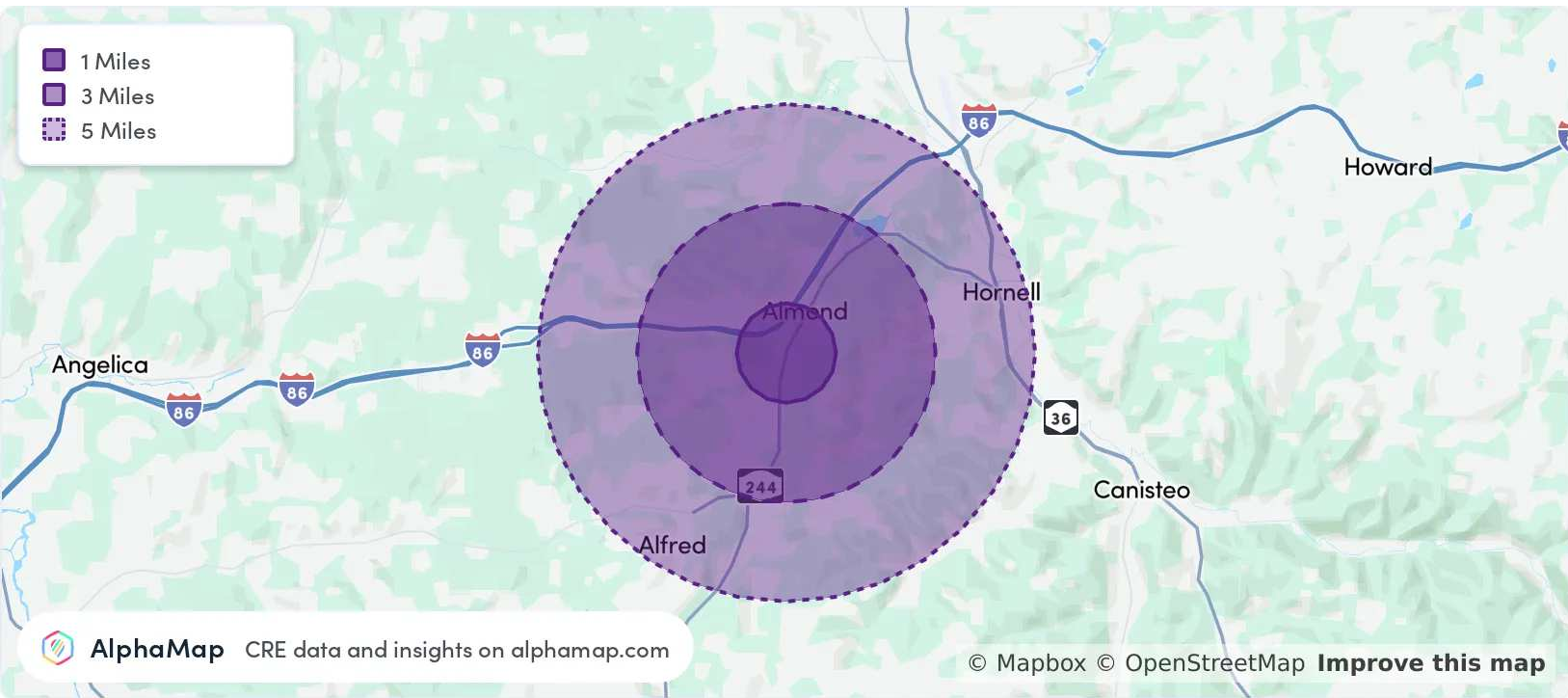


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AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	462	1,485	14,302
Average Age	42	41	37
Average Age (Male)	40	40	36
Average Age (Female)	43	42	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	189	567	4,900
Persons per HH	2.4	2.6	2.9
Average HH Income	\$93,369	\$89,731	\$74,153
Average House Value	\$150,553	\$156,899	\$150,361
Per Capita Income	\$38,903	\$34,511	\$25,570

Map and demographics data derived from AlphaMap



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