

FOR SALE

Briarcliff Manor House of Worship

669 ALBANY POST ROAD
BRIARCLIFF MANOR, NY

CONFIDENTIAL
OFFERING
MEMORANDUM

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PROPERTY OVERVIEW

Cushman & Wakefield is honored to present for sale **669 Albany Post Road** in Briarcliff Manor.

The sale of the former St. Mary's Episcopal Church of Scarborough campus presents a once in a generation opportunity to become the next steward of a property steeped in history.

The property is located in the Scarborough Historic District, a 376-acre district on the National Register of Historic Places, and abuts the expansive Sleepy Hollow Country Club.

The subject property consists of a picturesque 1.23 acre campus with two structures — a house of worship and a single family house formerly functioning as a rectory welcomingly nestled behind a stone wall that creates an English manor-style setting.

HOUSE OF WORSHIP

The house of worship building was inspired by St. Mary's Church of Scarborough in England. The original portion of the building is a Gothic Revival stone structure constructed of random-coursed granite ashlar capped with a high-pitched, slate-covered gable roof and was completed in 1851.

The sanctuary space (±1,950 SF) is breathtaking while also remarkably intimate. The space has a capacity of approximately 175 people. Connected by a stone corridor, there is an additional gathering space (±1,000 SF) with a stage. The structure is adorned with ivy brought from Scotland, which was planted by Washington Irving.

The ±5,300 SF house of worship building, in addition to the sanctuary space, consists of a sacristy, several classrooms, and a kitchen which were added in 1960.

It features the only complete set of stained glass windows manufactured by John Jay Bolton — one of the United

States of America's earliest stained-glass enterprises. Additional information is available on the history and meanings of each individual window that comprise this priceless collection.

RECTORY

The two-story rectory was built in the 1930s and was subsequently expanded and updated. The style of the home, modeled after the sanctuary building, further lends to the manor like setting. The ±2,770 SF house has 4 bedrooms, 3½ bathrooms, and a single car garage. The house has views onto Sleepy Hollow Country Club's sprawling golf course.

LOCATION & ACCESSIBILITY

The property is situated in the hills along the Hudson River — under 4 scenic miles from the Taconic Parkway, providing convenient connections to I-287 and the Mario Cuomo Bridge, with direct routes to points north and south.

This property is awaiting its next steward who will build on its long history.

PROPERTY HIGHLIGHTS



Historic Property

The 175 year old Property provides the next steward with a historic structure which could easily be repurposed with the added benefit of adjacent living quarters



Prominent and Bucolic Site

The Property's location on Route 9 (AADT: 18,588) provides visibility, and yet the pastoral nature of the property has been preserved



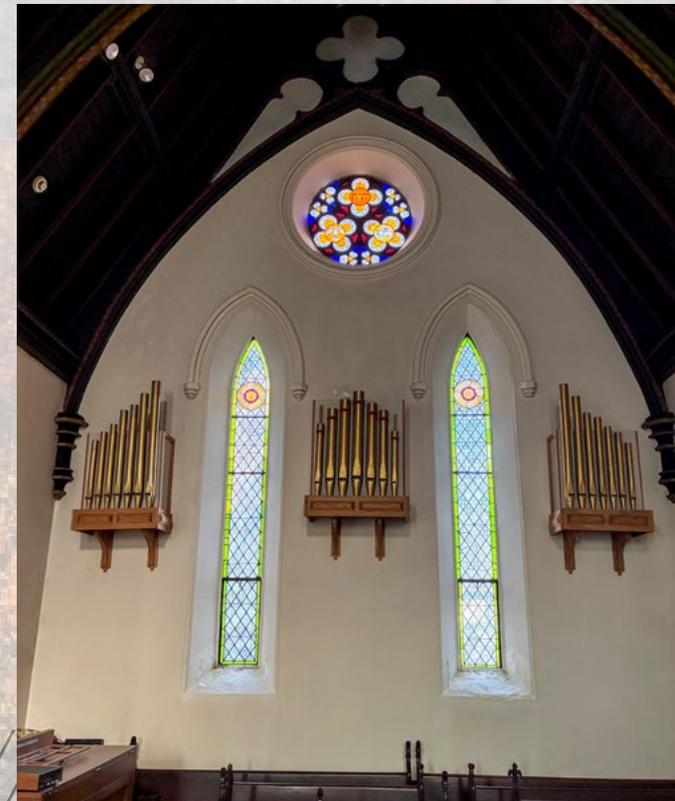
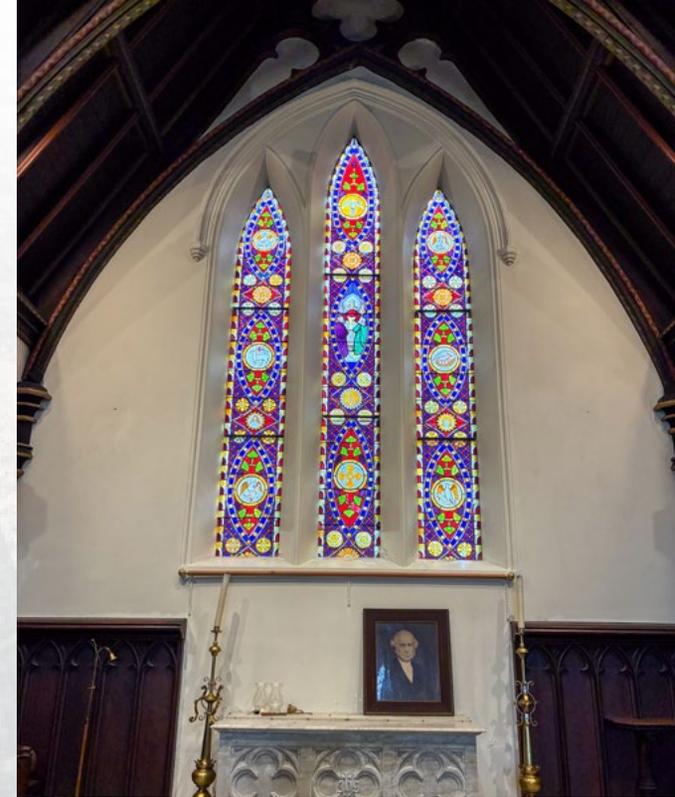
Secluded with Proximity to Public & Highway Transit

Located under four scenic miles from the Taconic State Parkway, with I-287 just five miles beyond the Taconic entrance, while also situated on Westchester Bee Line Bus routes (11 & 13) which provide access to the Ossining Metro North

PROPERTY SUMMARY

PROPERTY OVERVIEW

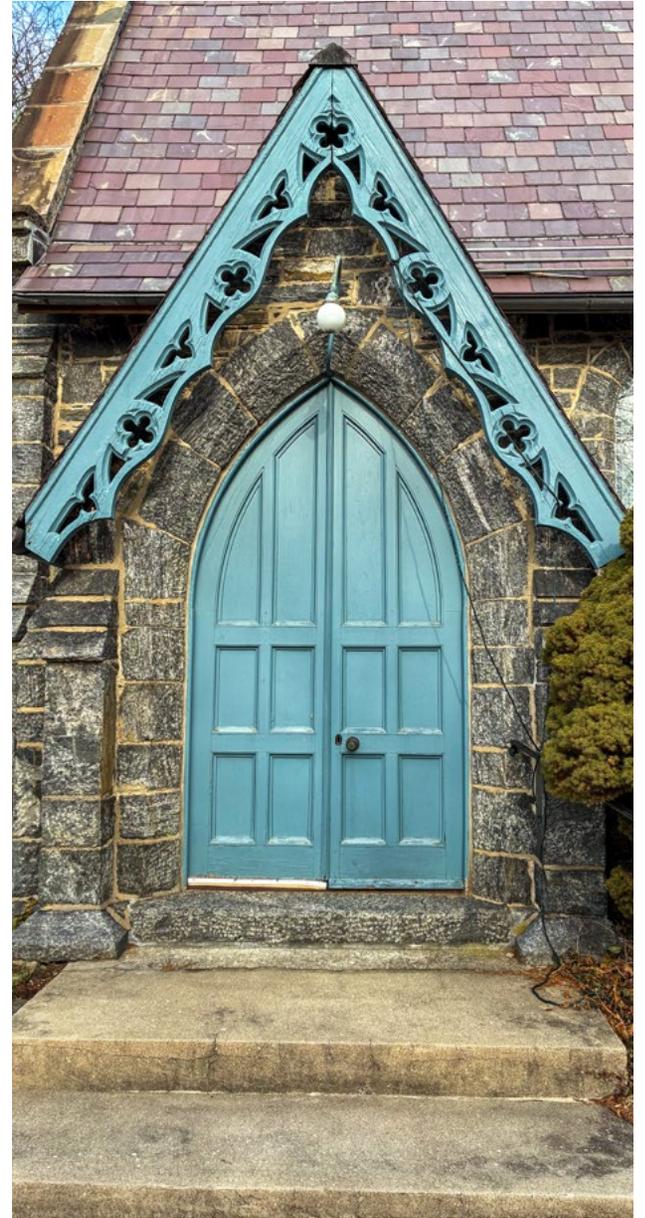
ADDRESS	669 Albany Post Road Briarcliff Manor
TAX PARCEL	104.15-8, 9
SITE AREA	1.23 Acres
SITE FRONTAGE	Albany Post Road / Route 9 — 175'
BUILDINGS	House of Worship ± 5,300 SF, 1 Story Main Areas Sanctuary ± 1,950 SF Parish Hall ± 1,000 SF Rectory ± 2,770 SF, 2 story 4 Bed, 3.5 Bath 1 car garage
ZONING	R60A - Single Family Residence Minimum lot area: 60,000 square feet
PERMITTED USES	<ul style="list-style-type: none">• Single-family dwelling for only one housekeeping unit• Parks, playgrounds, structures, and buildings of a municipality or government, public libraries, including municipally operated parking lots
SPECIAL PERMITTED USES (CLICK HERE FOR FULL ZONING SECTION)	<ul style="list-style-type: none">• Places of worship - includes parish house and religious school buildings• Private institutions of higher learning operated for profit• Building for sale of agricultural products• Clubs, lodges and other recreational facilities• Convalescent or nursing home or homes for the aged• Hospitals and other philanthropic institutions• Conversion to multifamily occupancy• Privately operated nursery schools.• Museums and art galleries



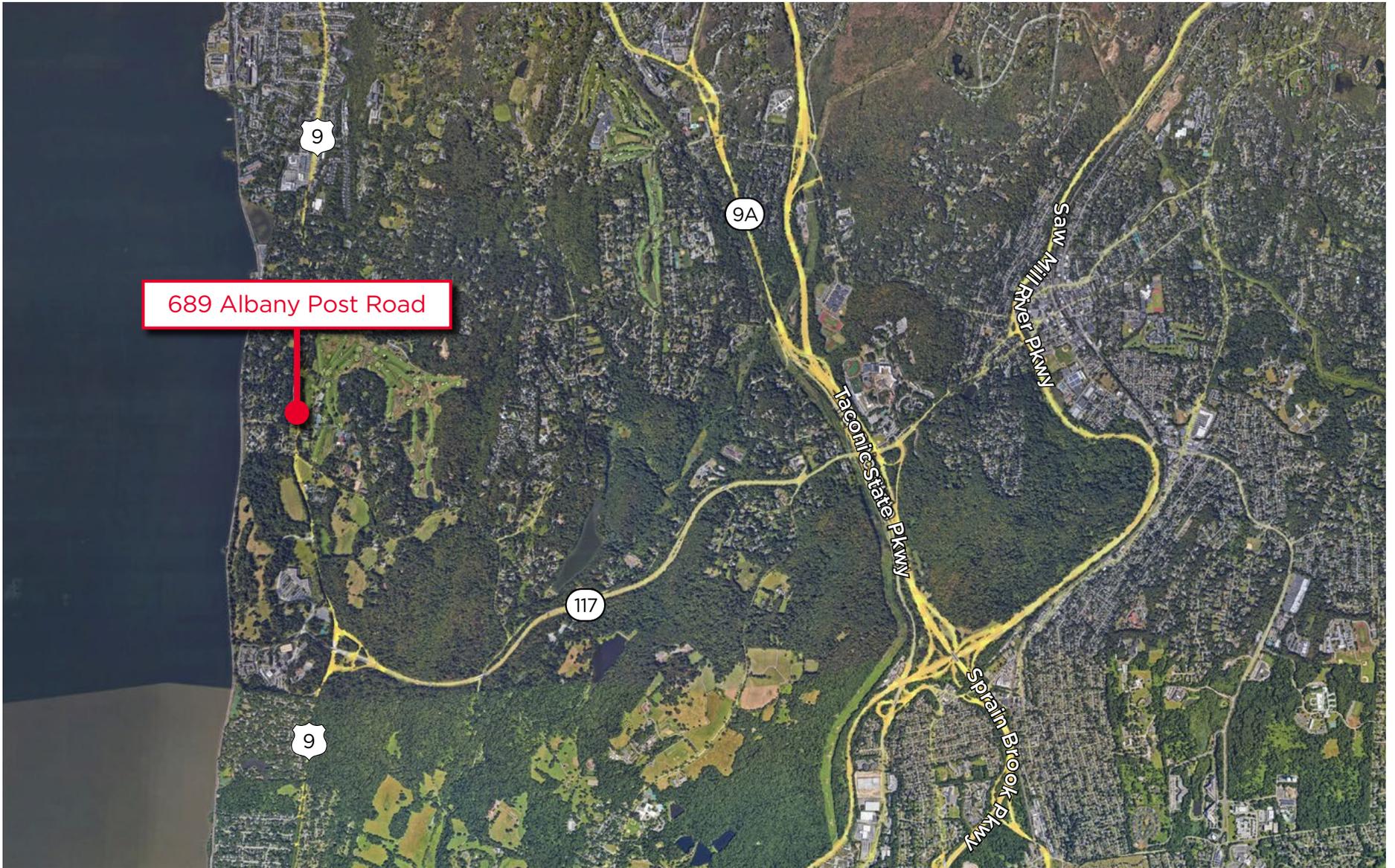
PHOTOS



PHOTOS



LOCATION MAP



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