

Former Church and Rec Hall

111 Wellsville Street, Bolivar, NY 14715



OFFERING SUMMARY

Sale Price: \$225,000

Lot Size: 0.97 Acres

Year Built: 1950

Building Size: 8,432 SF

Price / SF: \$26.68

PROPERTY OVERVIEW

Formerly home to Saint Mary's Roman Catholic Church, the property spans 0.36 acres and includes both the original brick church building and a parish hall. Together, the structures total over 5,200 square feet of space. The church features classic red brick construction, asphalt shingle roof, hot water baseboard heating, and a full basement with partial concrete flooring. The parish hall, built on a concrete slab, is equipped with a durable metal roof, updated windows, a spacious kitchen, large gathering space, two restrooms, and forced hot air and electric heating systems. Two paved parking lots with capacity for approximately 50 vehicles are included. Offered in as-is condition, this property provides ample space and flexibility for religious, commercial, or community-oriented redevelopment.



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LOCATION DESCRIPTION

Located in the heart of the Village of Bolivar, this property offers excellent visibility on Wellsville Street just off Main Street. The site is only a short drive from State Route 417, providing easy access to surrounding communities such as Olean, Wellsville, and the Pennsylvania border. Local conveniences, including schools, shops, and services, are all within minutes, while regional hospitals, universities, and cultural destinations in Olean and Alfred can be reached in under 30 minutes. This central location makes the property ideal for continued community use or a wide range of redevelopment opportunities.

PROPERTY HIGHLIGHTS

- Church and Rec Hall
- Built in 1950 with classic architectural charm
- Ideal for Special Purpose / Church use
- Spacious parking lot for congregation
- Prime location in the Bolivar area
- Well-maintained interior and exterior

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	927	1,581	5,688
Total Population	2,234	3,793	13,728
Average HH Income	\$71,997	\$73,158	\$75,126

ADDITIONAL PHOTOS

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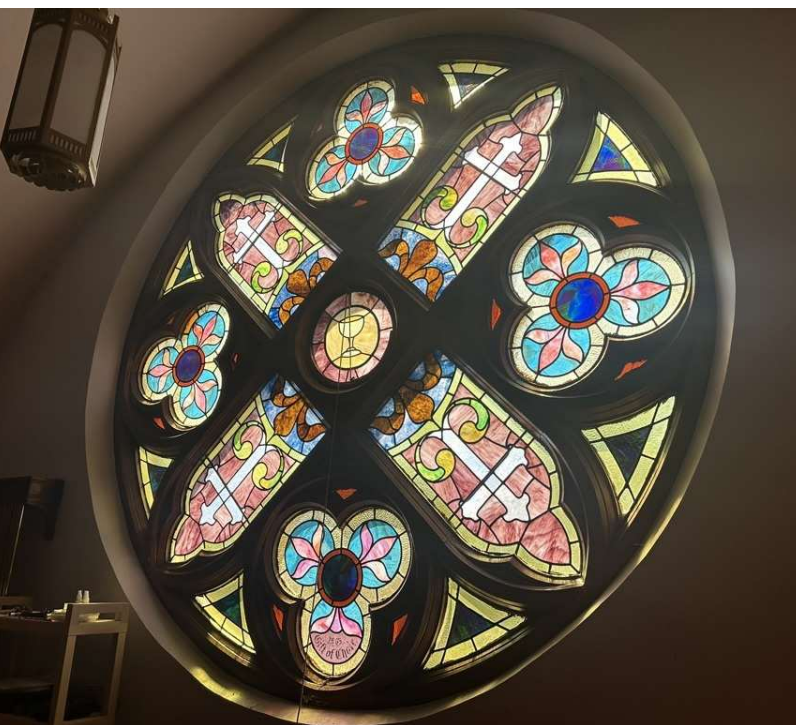
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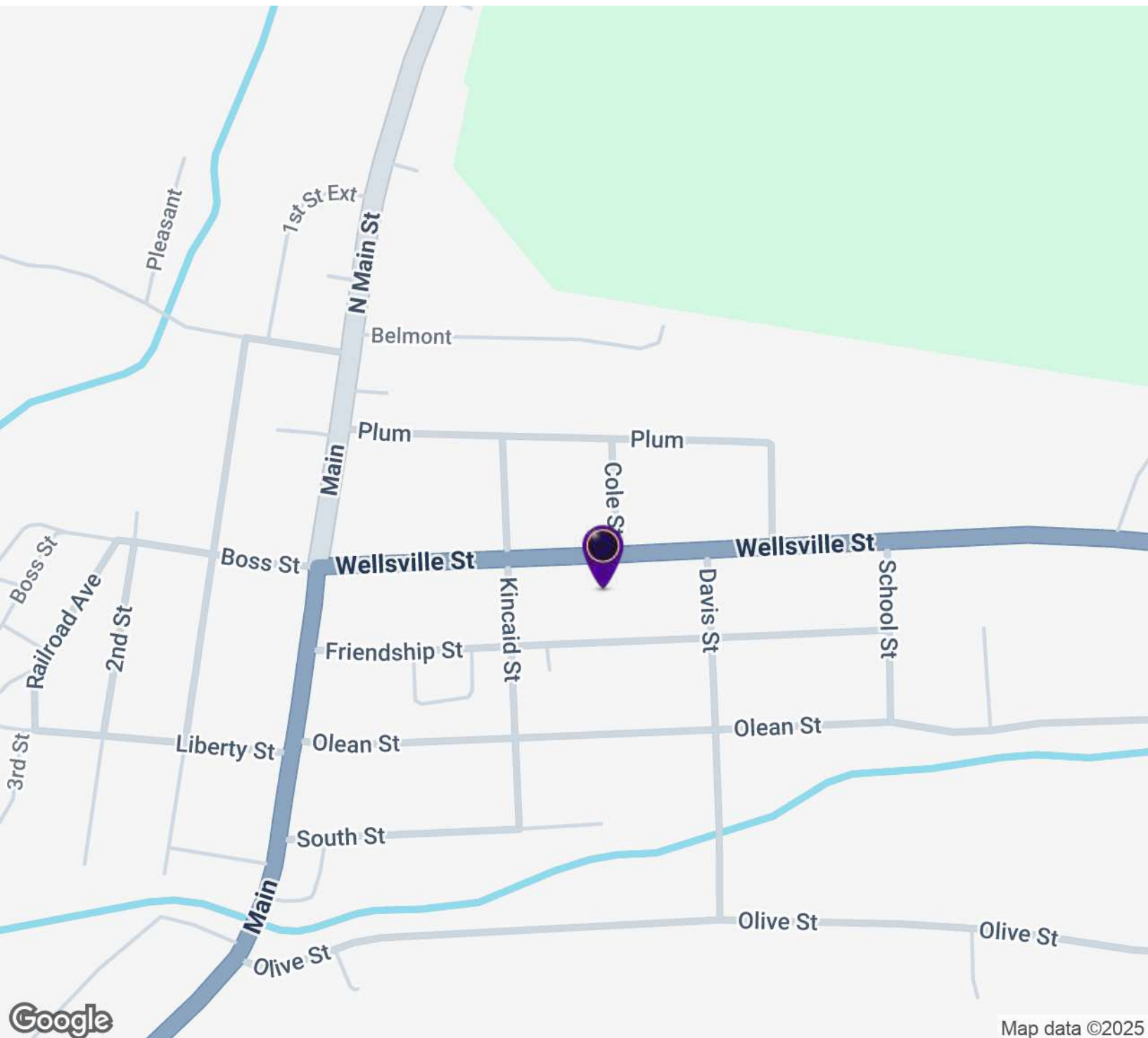
NY & PA Licensed Broker

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LOCATION MAP

111 Wellsville St - Former Church and Rec Hall

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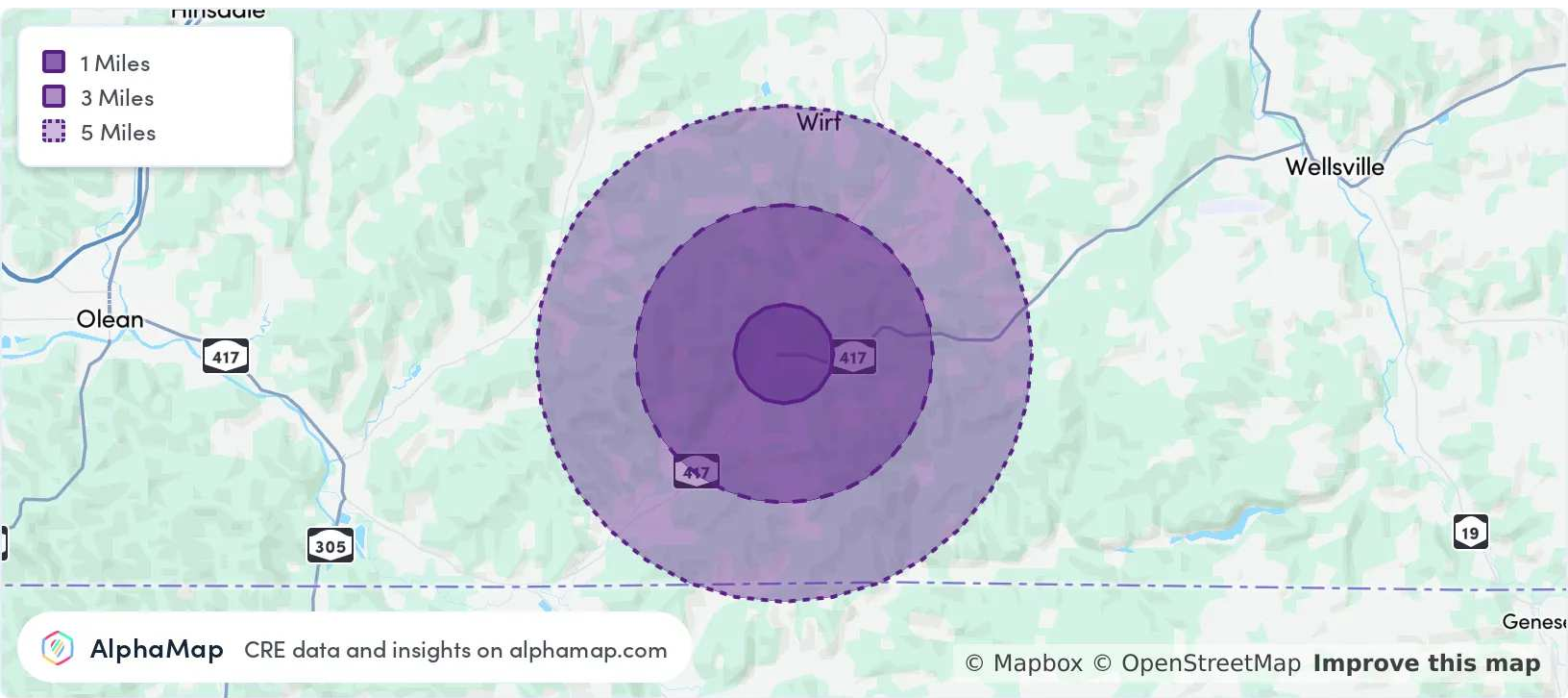
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AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,100	2,234	3,793
Average Age	41	42	42
Average Age (Male)	40	41	42
Average Age (Female)	42	42	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	451	927	1,581
Persons per HH	2.4	2.4	2.4
Average HH Income	\$70,494	\$71,997	\$73,158
Average House Value	\$115,783	\$106,710	\$113,315
Per Capita Income	\$29,372	\$29,998	\$30,482

Map and demographics data derived from AlphaMap



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