

Sacred Zion Church

346 Denison Street

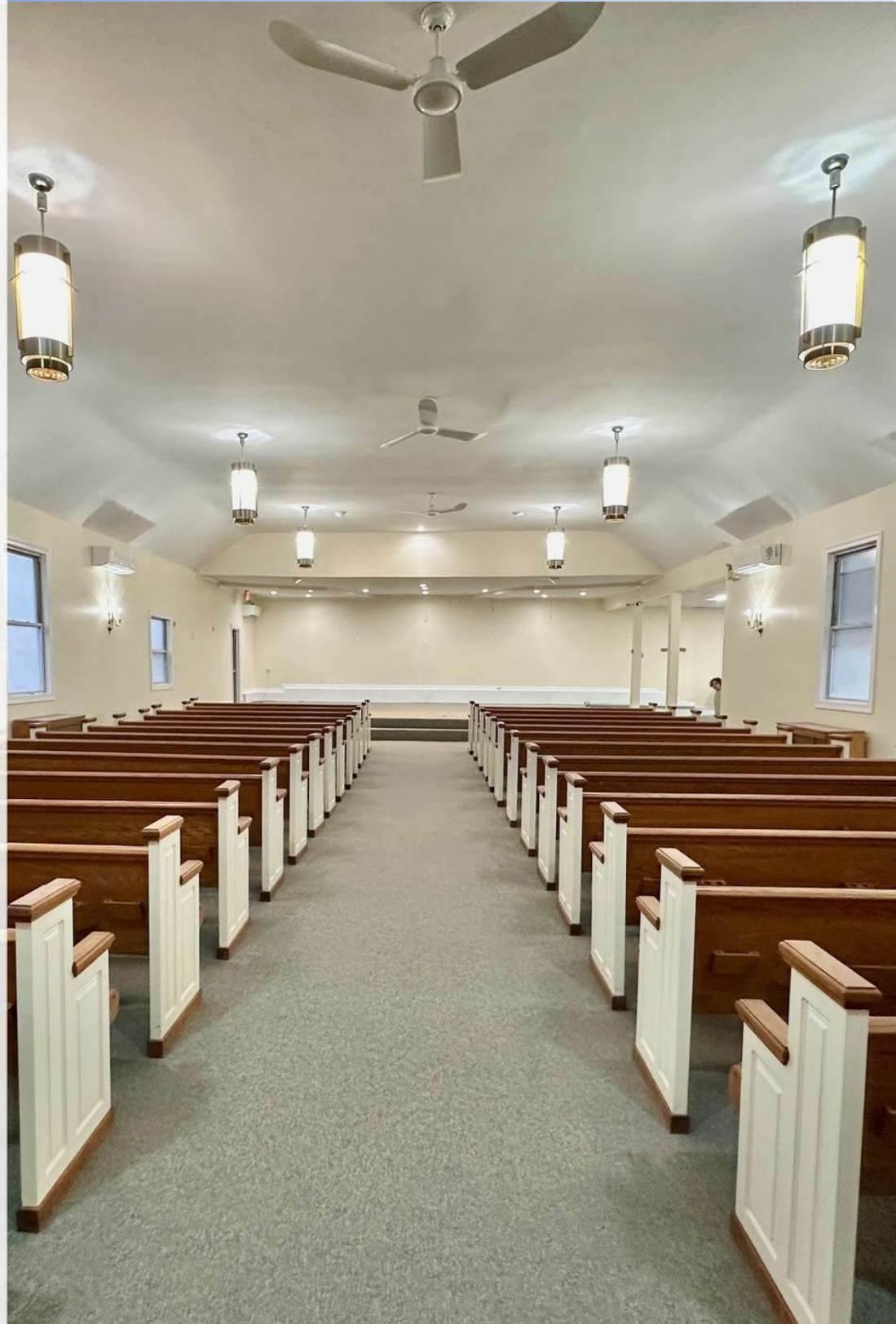
A 340-seat religious complex with
hall, kitchen, offices/classrooms,
and chapel in West Baltimore.

Contact agent:

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FOR SALE | \$799,000



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Executive Summary

This religious complex has undergone extensive renovations including exterior drainage, removal of dead trees, plumbing, electrical, new kitchen, new carpet and flooring, new paint, enhanced parking, and the installation of new mini-splits in the sanctuary.

The “L”-shaped building offers ±9672 SF of space on two levels. On the upper level is the sanctuary and office/classroom wing. The sanctuary – freshly carpeted and painted – has a seating capacity of 340 and includes a balcony and stage. The stage is large and provides room for a choir, a praise band, and an altar area. There is conduit under the floor to allow for the installation of a sound room in the back corner of the sanctuary. Next to the sanctuary is the office/classroom wing, including restrooms, a spacious multi-purpose room, and three offices (one with a door and viewing window into the sanctuary, making it an ideal crying room or green room). The seller, after the installation of the new carpet, elected not to secure the pews to the floor, so the buyer has the option to customize the space to their own needs without any carpet damage. The buyer could reconfigure the pews – or removing them entirely and replace them with chairs. The use of chairs would allow the sanctuary to become a huge multi-purpose space, potentially creating enhanced rental opportunities.

The lower level includes a spacious fellowship hall, a commercial-style kitchen, a pastor’s office with restroom, a chapel with stage (with a baptistry pool underneath), a multi-purpose room with a viewing window on the chapel, an additional office, mechanical rooms, and storage. The plumbing and electrical were upgraded with the kitchen renovation and mini-split installation.

The church complex was appraised in 2007 at \$725,000. The current renovation – worth nearly \$200,000 – makes the \$799,000 selling price an excellent value. Located in the West Baltimore neighborhood of Allendale, the property has easy access to Rte. 40 as well as Caton and N Hilton.

Property Highlights

- Sanctuary seating: 340.
Includes social hall, kitchen, chapel, 5 offices/classrooms, 2 multi-purpose rooms.
- Built in 1928, with a later addition.
- 0.32-acre lot.
- Gas-fired boiler heat.
- Parking: paved for ±16 if parked valet style, and plentiful street parking.

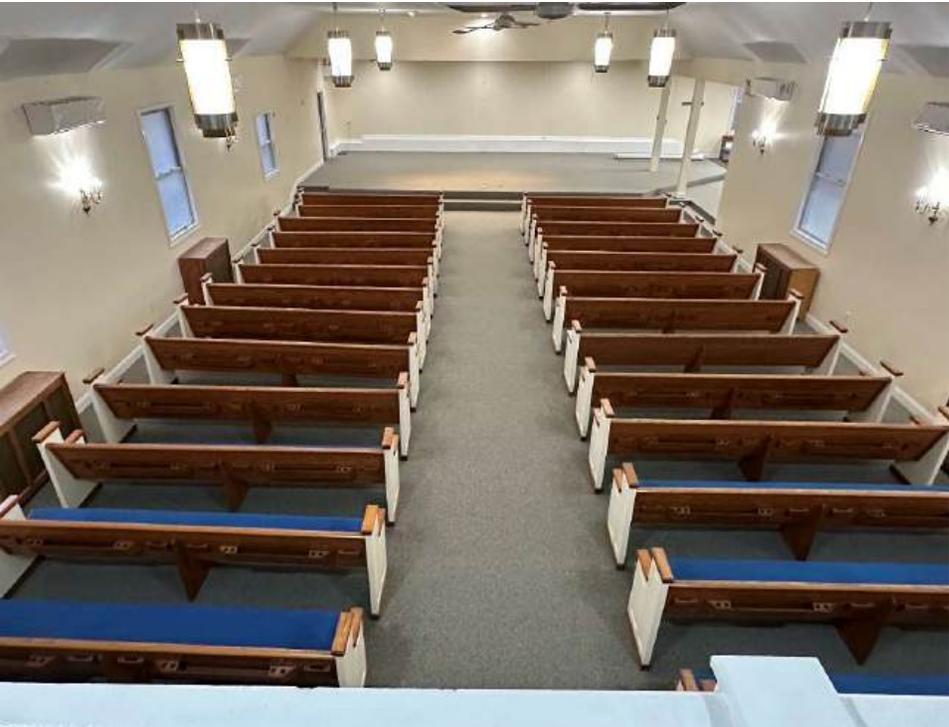
Sample Mortgage Terms

- Sale price: \$799,000
- 30% down: \$239,000
- Loan amount: \$559,300
- Interest rate: 6%
- Amortization: 20 years

Monthly payment of \$4,007.00

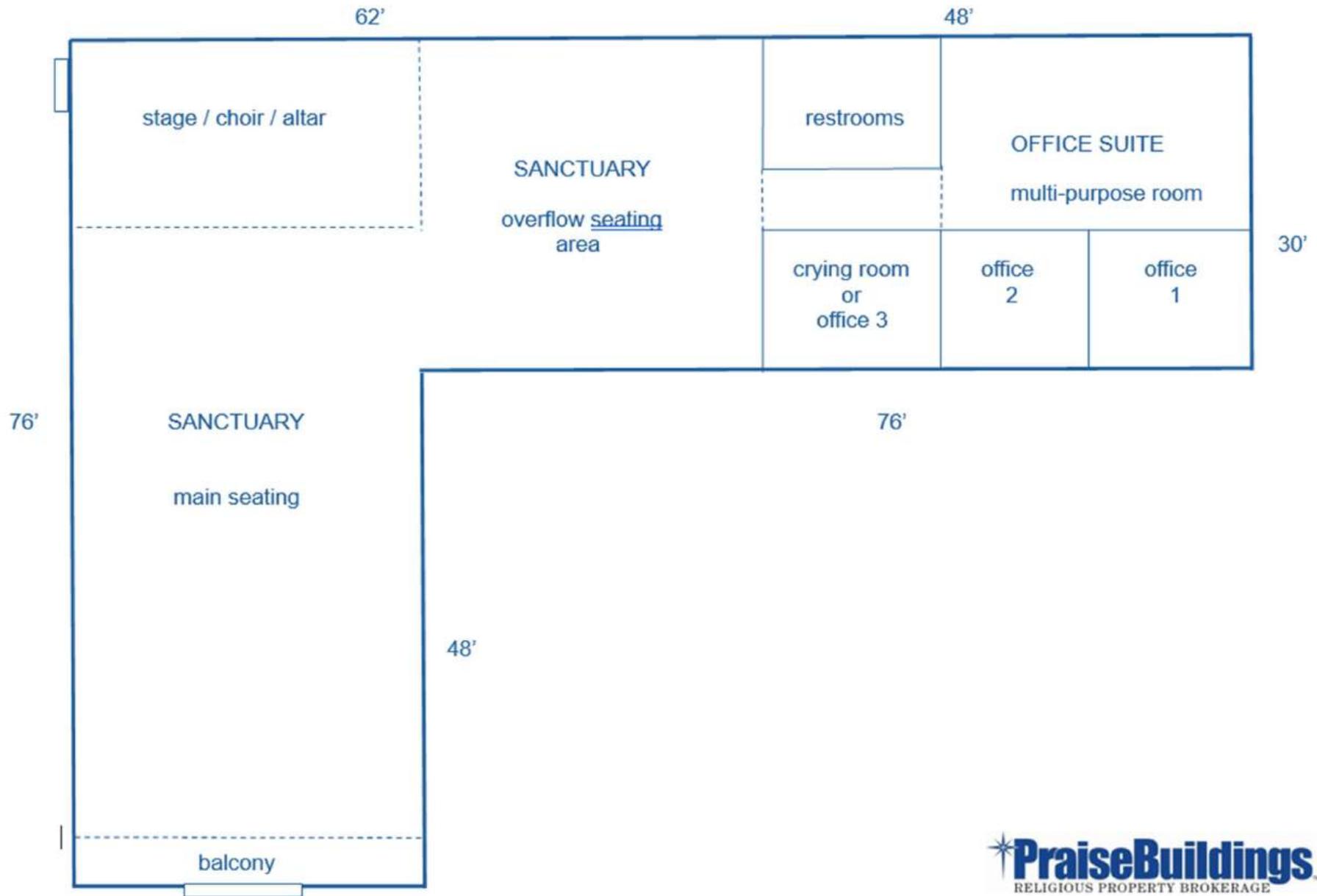








Floor Plan – Upper Level











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