



FRANKLIN COMMERCIAL

REAL ESTATE

Distinctive Historic Property

Exceptional Character · Multiple Buildings · Flexible use Potential

418 W. 4th St., Sedalia , MO 65301



PROPERTY HIGHLIGHTS

- **Priced Below Appraised Value**
- **Distinctive Sanctuary with Architectural Character**
- **Classrooms, Social Hall & Support Spaces**
- **Separate Residence with Investment Potential**
- **Sanctuary includes Pipe Organ and Stained-Glass Windows**
- **Offered at \$600,000.00**

FOR MORE INFORMATION,
PLEASE CONTACT:

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Executive Summary

PROPERTY OVERVIEW

418 W. 4th Street presents a rare opportunity to acquire a distinctive historic property offering substantial building area, multiple functional spaces and exceptional architectural character. The property encompasses an approximately 18,480-square-foot site and 19,348 square feet of gross building area, including a sanctuary, classrooms, common rooms, social hall, kitchen and separate parsonage.

PROPERTY HIGHLIGHTS

Value: Offered at \$600,000, well below the \$800,000 appraised value.

Building: 19,348 SF Gross Building Area / 12,508 SF Net Rentable Area.

Site: 18,480 SF site.

Sanctuary: Distinctive stained-glass windows and a Wicks Opus 819 pipe organ, installed in 1909, featuring 11 ranks.

Multiple Functional Areas: Sanctuary, classrooms, common rooms, social hall and kitchen provide a variety of existing spaces suitable for congregational, institutional, educational, community and other potential uses.

Parsonage: Separate residential component adds flexibility and potential additional value.

Adaptive Reuse: Existing configuration and architectural character create opportunities for a variety of future uses, subject to applicable zoning and approvals.

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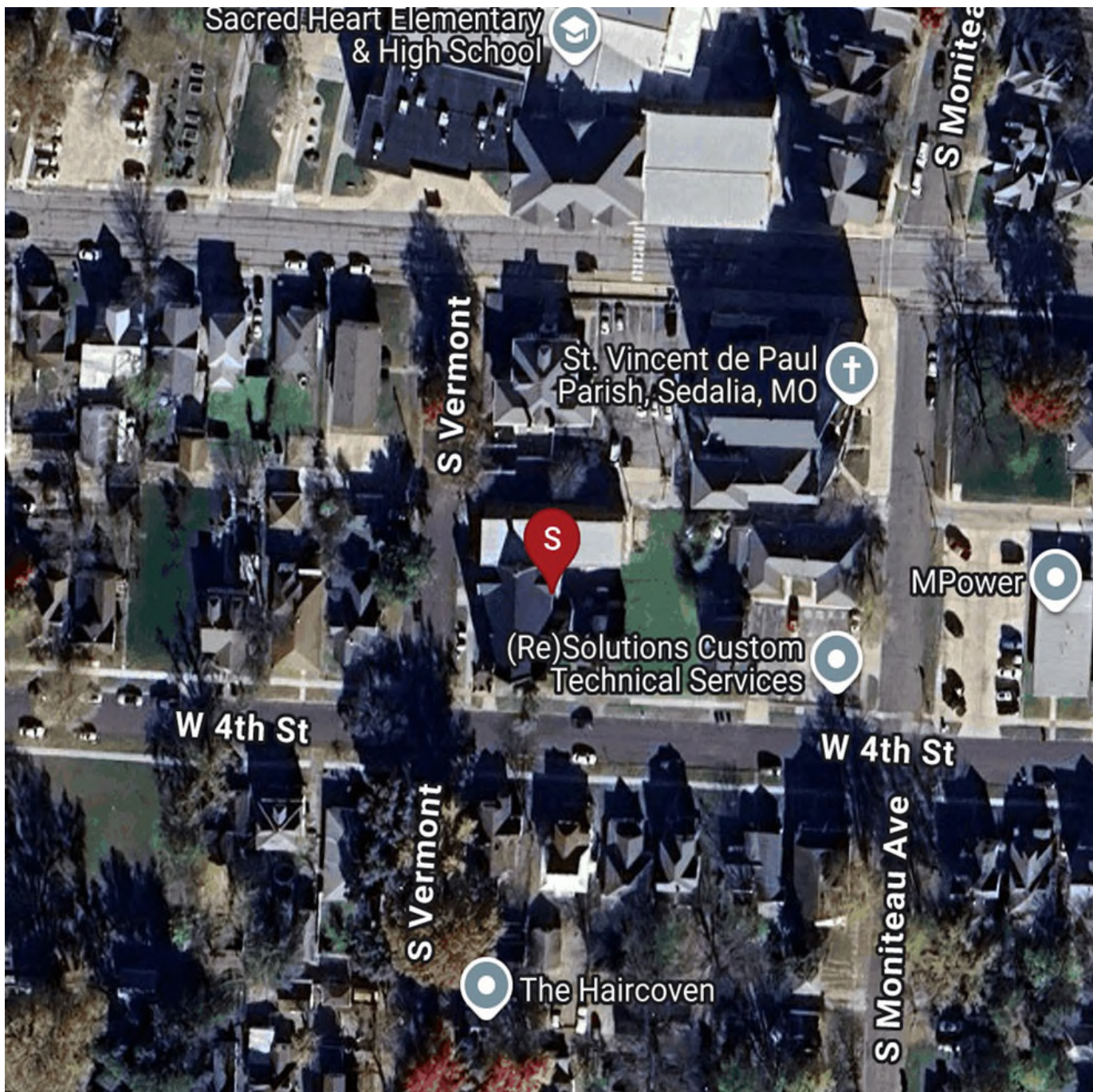


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IMMANUEL UNITED CHURCH OF CHRIST

Aerial



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Property Photos



FRONT VIEW OF MAIN BUILDING



FRONT VIEW OF MAIN BUILDING



REAR VIEW OF MAIN BUILDING AND PARSONAGE



FRONT VIEW OF MAIN BUILDING AND PARSONAGE

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Property Photos



INTERIOR VIEW; MAIN CHURCH BUILDING



INTERIOR VIEW; MAIN CHURCH BUILDING



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INTERIOR VIEW; MAIN CHURCH BUILDING

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INTERIOR VIEW; MAIN CHURCH BUILDING



INTERIOR VIEW; MAIN CHURCH BUILDING



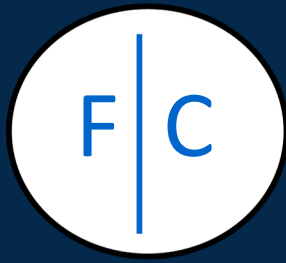
INTERIOR VIEW OF PARSONAGE



INTERIOR VIEW OF PARSONAGE

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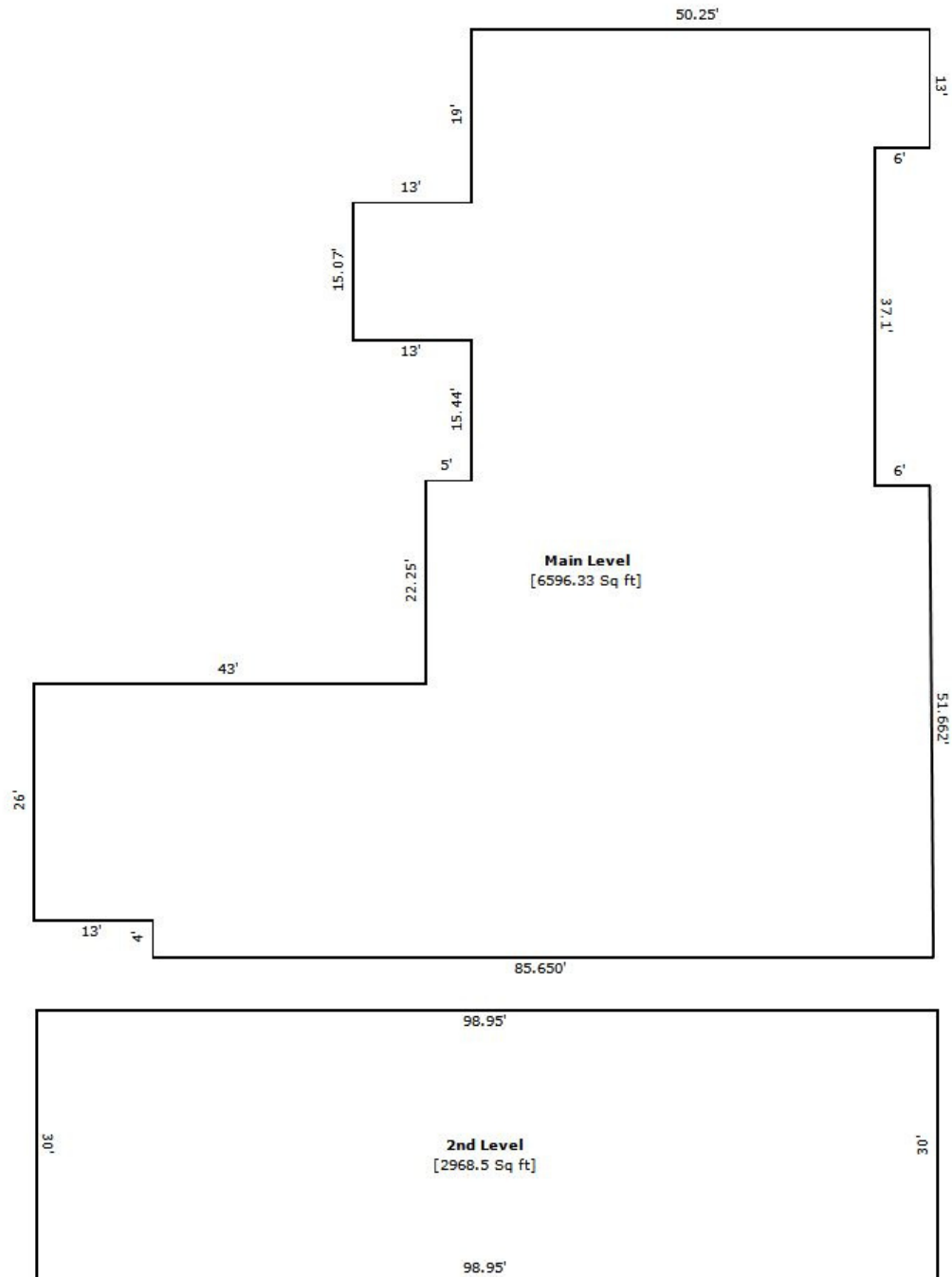


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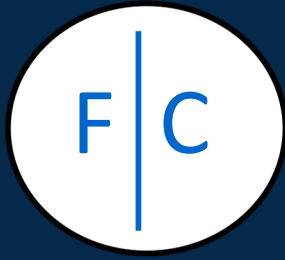
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Floor Plan



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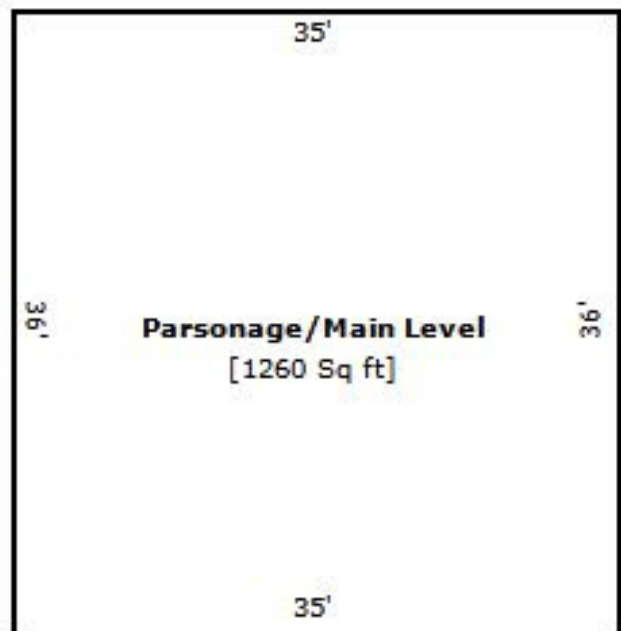
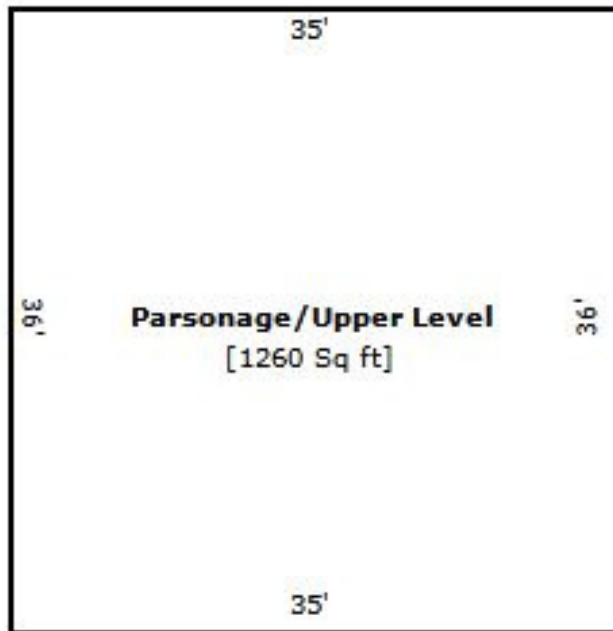


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