

FOR SALE

499 Plaza Drive

Vestal, NY 13850



EXCLUSIVE



## PROPERTY FEATURES

- Desirable Vestal location
- Well maintained facility
- Parking for 58 vehicles
- Mix of open areas and offices
- Elevator

## DETAILS

Asking Price	\$975,000
Building Size	10,040+/- SF
Lot Size	1.85 Acres
Tax ID#	159.19-1-13
Taxes	Currently Exempt
Assessment	\$1,364,600
Zoning	Multiple Residence

## Contact

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**BUILDING DETAILS**

- Original building approximately 60 years old, addition approximately 40 years old
- Exterior is brick
- Roofs: asphalt shingle and metal. Metal roof approximately 10 years old
- Heat/AC: West Section - GBBHW  
Center Section – GFHA  
East Section – GFHA & GBBHW
- Electric Service: 200 Amps
- West Section: addition Sanctuary Cathedral Ceiling; 240 seating capacity
- Center Section: addition reception area, media room, bathroom and offices
- East Section: original structure with lower level – offices, mechanicals, 2 restrooms, dining area, kitchen, nursery, elevator access to upper level
- Upper Level: Lounge with fireplace, library, classroom, kitchen, original sanctuary

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
POPULATION	12,630	66,875	112,581
HOUSEHOLDS	2,675	26,721	46,185
AVERAGE HHI	\$88,247	\$78,362	\$82,742

Source: ESRI 2024

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**1 SITE PLAN**  
SCALE: 1/8" = 1'-0"

**2 PAVING DETAIL**  
SCALE: 1/2" = 1'-0"

**EXISTING SITE PLAN & DETAILS (REFERENCE DRAWING ONLY)**  
• CONTRACTOR MUST VERIFY ALL INFORMATION

**PROJECT LOCATION**  
Christ the King Lutheran Church  
499 Plaza Drive  
Vestal, New York 13850

**PROJECT CONTACTS**  
Technical Question: Nick Scarfo 735-8905  
Site Contact & Drop-off/delivery: Luke Sifert (Between the hours of 9am & 5pm)  
735-2640

**PROJECT SCHEDULE**

- 1) Exact work dates shall be approved by Christ the King Lutheran Church prior to start of work.
- 2) Work shall be planned to be done in 30 or more consecutive days during the month of September. Work shall start on Monday and be totally complete on August 1st, at the end of day that following Saturday.
- 3) Work shall be completed during daylight hours only.
- 4) Contractor must maintain roadway access to church & neighboring civic office. Contractor shall include in bid price roadway signages to insure device staff/parkers and visitors can safely maneuver access roadway and around parking area. Church members and staff will find alternate parking for the duration of the project.
- 5) At no time shall the access road, from Plaza Drive, be completely shutdown without written approval from Christ the King Lutheran Church and the church office manager.

**BIDDING INSTRUCTIONS**

- 1) A pre-bid meeting will be held at Christ the King Lutheran Church on Tuesday August 9, 2021 at 9:00 am.
- 2) Sealed bids are due at Christ the King Lutheran Church office by 1:00 pm on August 16, 2021. Normal church office hours are Monday through Friday 9:00 am to 1:00 pm. To arrange bid drop-off contact Luke at [redacted] weekdays between 9am & 5pm.
- 3) Contractors bid shall provide a detailed summary of the work of this project. The bid shall summarize the scope to be performed by the contractor, shall acknowledge the drawings provided, and may include standard contractor terms and conditions provided none are in conflict with the drawings, drawing notes, and specifications provided herein.
- 4) Due to the short duration of the project no upfront or partial payments will be allowed. After completion of all work and Christ the King Lutheran Church's receipt of the contractor's final invoice, Christ the King Lutheran Church will make payment to the contractor within 30 days.
- 5) Contractor shall provide fixed price bids for work shown & described on drawings. Work of this project shall be low bid and the successful contractor will be awarded a Christ the King Lutheran Church tax exempt form. The contractor is requested to provide fixed pricing on the following two options which are further described in the drawings and specifications:
  - a. Bid Option #1 - All contract work with 3" depth removal of existing asphalt concrete paving and installation of new 3" asphalt concrete pavement.
  - b. Bid Option #2 - All contract work with 4" in place milling of existing asphalt concrete pavement and installation of new 4" asphalt concrete pavement.
 In addition to the fixed price bids above, the contractor shall provide a unit price bid for the following:
  - a. Newer and removal of additional sub-base to a maximum depth of 18" and filled with compacted select granular fill.
- 6) Contractor shall include cost in bid for all federal, state, and local fees, building and trade permits required to perform work of this contract.
- 7) Contractor shall include cost in bid the procurement and keeping of full force and effect during term of contract at least the following rates and amounts of insurance covering operations in the state in which the work is to be performed:
  - a. Worker's compensation and employer's liability - statutory \$1,000,000
  - b. Comprehensive general liability including contractual liability - \$5,000,000 combined single limit
  - c. Commercial auto liability including liability when the services to be performed require the use of a motor vehicle - \$5,000,000 combined single limit.
 The contractor shall not commence work until it has furnished Christ the King Lutheran Church with certificates evidencing its insurance. Such certificates must provide that the insurer shall give Christ the King Lutheran Church at least 30 days prior written notice of material changes or cancellations of such insurance. Christ the King Lutheran Church shall be named as an additional insured under the B, C, D, and

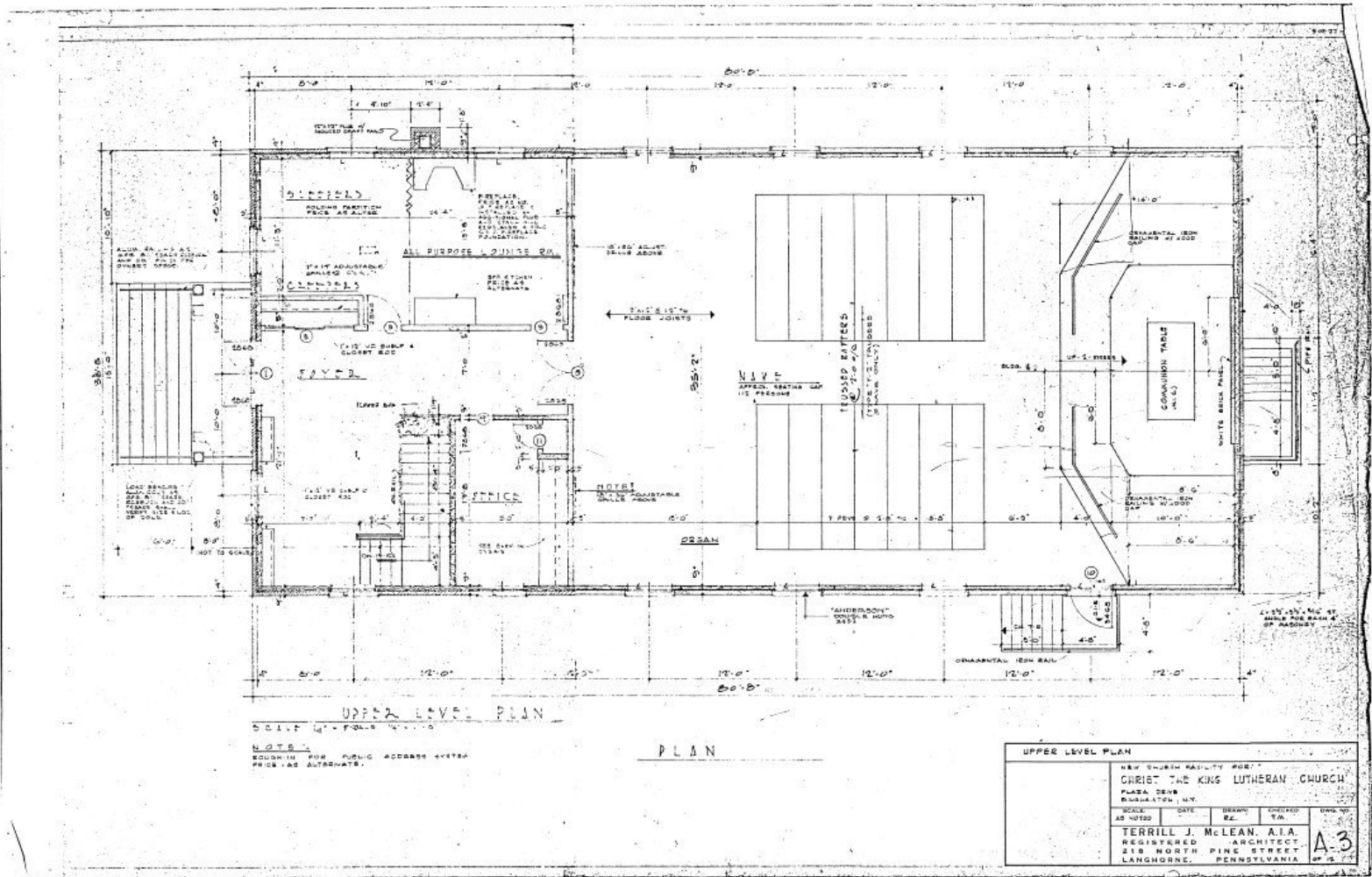
**DRAWING LIST**  
The following drawings show & describe the work to be performed and are considered an integral part of the contract of work:

- 1) Drawing # 2021-1, "Reference Drawing, Project Information & Bidding Instructions" dated 8/3/2021
- 2) Drawing # 2021-2, "Removal & New Construction Plans" dated 8/9/2021
- 3) Drawing # 2021-3, "Notes, Sections, & Details" dated 8/17/2021
- 4) Drawing # 2021-4, "Project Specifications" dated 8/10/2021

Christ the King Lutheran Church 499 Plaza Drive Vestal, NY 13850	
Project Name Parking Lot Restoration Project	
Reference Drawing, Project Information & Bidder Instructions	
Drawing No. 8/9/2021	Title "As Noted"
Drawn By N. Scarfo	Sheet No. 3 of 4
	Date 2021-08

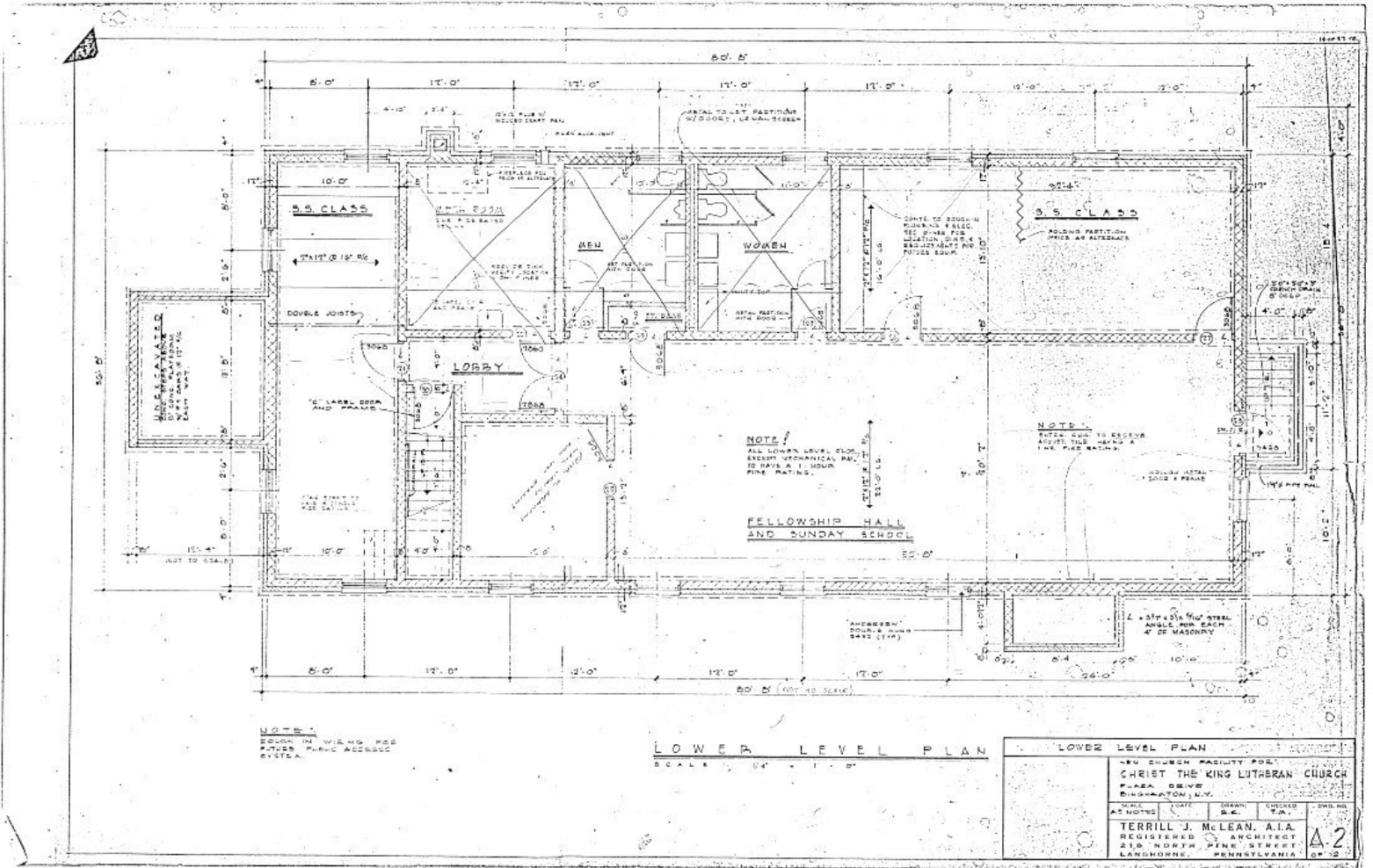
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