

# PROPERTY OVERVIEW & PURCHASE STRUCTURE

## Three-Property Portfolio with Flexible Purchase Options

The offering consists of three properties located at 168 N Harrison St (Church), 188 N Harrison St (Triplex), and 230 E North St (Single-Family Home/Parsonage). The list price reflects all three properties being offered together as a portfolio.

The church building may be purchased separately, creating an opportunity for owner-users, nonprofits, or adaptive reuse buyers. The residential properties complement the offering and provide long-term income or residential flexibility.

### 168 N Harrison St – Church Building

- Entryway with welcoming access
- Two restrooms
- Sanctuary seating up to approximately 100 people
- Attached fellowship hall
- Basement with multiple rooms, suitable for classrooms, offices, meeting space, or storage
- Located directly off State Road 46, offering excellent visibility and easy access

Well suited for continued religious use or adaptive reuse such as office, community, nonprofit, or educational space (subject to approvals).

### 230 E North St – Single-Family Home / Parsonage

- 4 bedrooms, 2 bathrooms (upstairs bathroom ready for completion)
- New flooring on the main level
- Kitchen features recent updates
- Remodeled main-level bathroom
- Unfinished basement providing additional storage or future potential

Suitable for owner-occupancy or rental use.

### 188 N Harrison St – Residential Triplex

- Three residential units:
  - 1-bedroom upper unit
  - 2-bedroom unit
  - 3-bedroom unit
- Established rental configuration with income potential

## **Sale Structure**

- Properties may be purchased together as a portfolio, or
- Church building may be purchased separately, with remaining properties sold thereafter
- Triplex and single-family home are not available for sale prior to the church closing

Contact listing agent for additional details regarding pricing and structure.