

**ENTIRE CAMPUS
FOR SALE**

INQUIRE FOR PRICING



**The Campus of the Purdys
United Methodist Church**



106 -110 TITICUS ROAD, PURDYS, NORTH SALEM, NY

A unique property being sold after the congregation merged with another local church



PROPERTY OVERVIEW

Located on **0.85 acres along Titicus Road in the Town of North Salem, Westchester County**, this attractive campus property offers a rare opportunity in one of Northern Westchester's most desirable communities.

The property, formerly home to **Purdys United Methodist Church**, consists of an entire institutional campus totaling **7,340 square feet of gross building area** situated on a well-proportioned parcel with excellent accessibility.

Strategically positioned **less than 0.5 mile from Interstate 684**, the site offers convenient regional connectivity while maintaining the charm and tranquility of North Salem's rural setting. The **Purdy's exit of I-684 is approximately 0.5 mile away**, providing direct access to Westchester, Fairfield County, and the greater New York metropolitan region.

With its established campus layout, attractive setting, and excellent highway proximity, **106 Titicus Road presents a compelling opportunity for adaptive reuse, community-oriented development, or institutional use** in a highly desirable Northern Westchester location.

SITE OVERVIEW

Lot Size	0.85 Acres
Building Area	7,340 SF
Zoning	Special Use
Tax Map	Section-Block-Lot: 10-1689-8
Distance to I-684	Less than 0.5 mile

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ZONING AND PERMITTED USES

The property is currently zoned for **religious institutional use** and was most recently occupied by the **former Purdys United Methodist Church**. The campus is now owned by the **Katonah-Purdys United Methodist Church**, which is offering the property for sale or potential adaptive reuse.

In addition to continued use as a **house of worship or religious campus**, the current zoning provides flexibility for several complementary community and professional uses.

PROFESSIONAL OFFICES

The zoning permits **professional office use**, including **medical and dental offices**, making the property well suited for healthcare providers, wellness practices, counseling services, or other professional office uses serving the surrounding Northern Westchester communities.

RESTAURANT USE

A **restaurant use is permitted**, provided that the establishment includes **table service dining**, offering the potential for a destination restaurant or hospitality concept in a highly accessible location near Interstate 684.

CHILDCARE AND ADULT DAY PROGRAMS

The zoning also allows for **daycare and day program uses**, including both **childcare and adult day services**. Any new program would require review and approval by the **Town of North Salem Planning Board**.

While a childcare program previously operated on the campus, that approval does **not transfer or grandfather to a new operator**, and a new applicant would need to secure all required approvals.

Additional regulatory approvals would include:

- **CHILDCARE PROGRAMS**

Licensing through the New York State Office of Children and Family Services and compliance with health requirements established by the Westchester County Department of Health.

- **ADULT DAYCARE PROGRAMS**

Compliance with regulations of the New York State Department of Health and applicable requirements of the New York State Office for the Aging.

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MAIN BUILDING – SANCTUARY & FELLOWSHIP HALL

The main structure on the campus is an approximately **7,240-square-foot building** currently configured for use as a **house of worship and community gathering facility**.

The building includes a **sanctuary featuring stained-glass windows**, creating an attractive and traditional worship setting. The stained glass was **professionally repaired in 2013**, while the remaining windows throughout the building were **replaced in 2017**, improving energy efficiency and overall condition.

The sanctuary contains **ten pews with seating for approximately 100 people**, with additional **overflow space that can accommodate an estimated 25–50 additional chairs**, allowing flexibility for larger gatherings or events.

SITE AND PARKING

The property includes approximately **30 on-site parking spaces**, supporting the building's current assembly use as well as potential future adaptive reuse.

Supporting facilities within the building include:

- A **fellowship hall (large room)** of approximately **3,660± square feet**, suitable for gatherings, meetings, dining, or program use
- A **kitchen** serving the fellowship area
- **Two private offices**
- A **large Classroom**
- **Two restrooms**, each containing **two stalls**

The building features a **combination of tile and carpet flooring** throughout.

BUILDING IMPROVEMENTS

Several capital improvements have been made over the past two decades:

- **Fellowship Hall Roof:** replaced in **2014**
- **Sanctuary Roof:** replaced in **2004–2005**
- **Stained Glass Restoration:** **2013**
- **Replacement Windows:** **2017**

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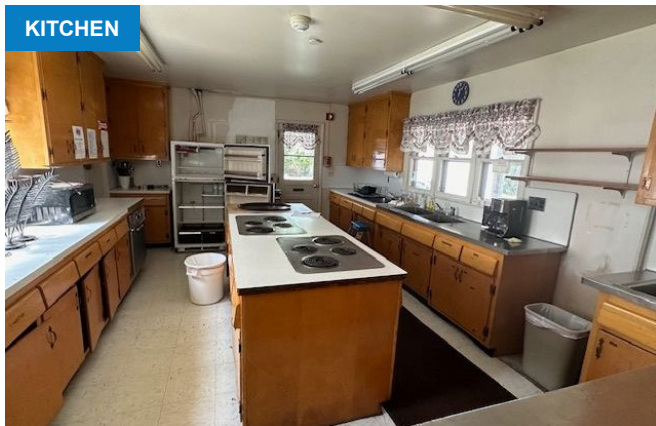
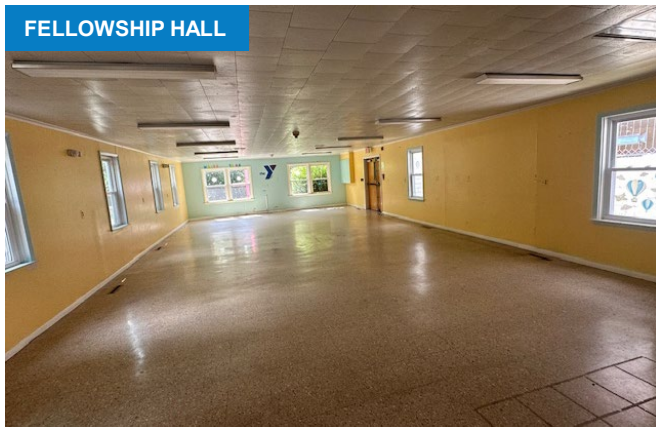
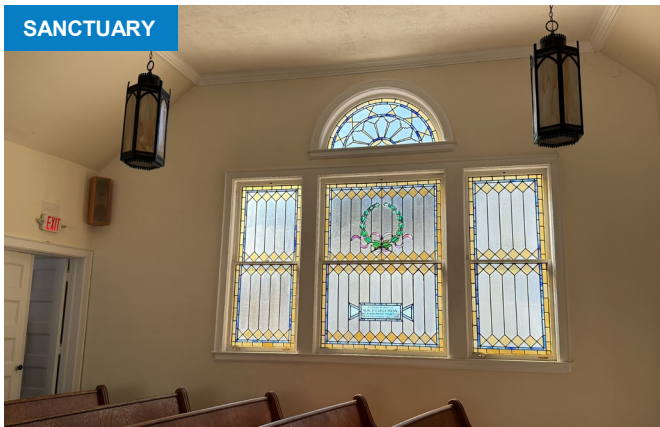
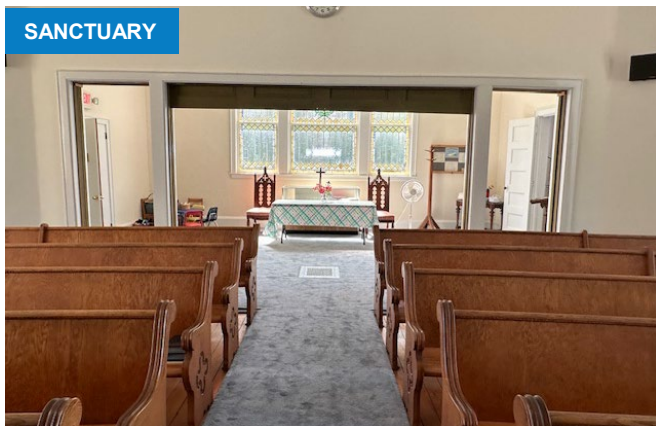
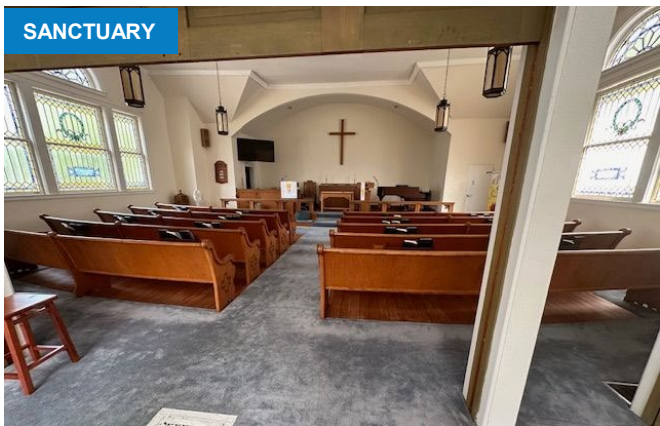
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MAIN BUILDING – SANCTUARY & FELLOWSHIP HALL



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MAIN BUILDING – SANCTUARY & FELLOWSHIP HALL

OFFICE 1



OFFICE 2



INTERIOR COURTYARD



BACK ENTRANCE WITH HANDICAPP ACCESSIBILITY



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SECOND BUILDING – FORMER PARSONAGE / OFFICE BUILDING

The property also includes a **second freestanding building of approximately 3,525 SF**, historically used as the **clergy residence (parsonage)** for the church. In more recent years, the structure has been utilized as **office space**, demonstrating its flexibility for residential, administrative, or professional use.

The building contains **five bedrooms and one-and-a-half bathrooms**, offering a layout that can accommodate a variety of potential uses such as offices, counseling rooms, meeting spaces, or residential occupancy.

Additional interior features include:

- **Kitchen area**
- **Unfinished walk-in attic**, providing potential storage or future expansion possibilities
- **Partial unfinished interior basement**, suitable for storage or mechanical systems

Interior finishes include a **combination of carpet, tile, and hardwood flooring**, with **painted sheetrock walls** throughout. The ceilings consist of a **mix of drop ceilings and painted sheetrock**, typical of residential structures adapted for office use.

EXTERIOR FEATURES

The exterior of the building includes:

- **Painted wood siding**
- **Double-hung windows**
- **Pitched roof with asphalt shingles**, which were replaced in 2004

This secondary building provides **additional flexibility for professional offices, residential occupancy, administrative space, or program use**, complementing the main campus building and expanding the range of potential redevelopment or adaptive reuse opportunities for the property.

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SECOND BUILDING – FORMER PARSONAGE / OFFICE BUILDING

ENTRANCE



LIVING ROOM



KITCHEN



BEDROOM



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THIRD BUILDING – STORAGE BUILDING / FORMER GARAGE



The campus also includes a **two-story accessory building of approximately 800 square feet**, currently utilized for storage but offering additional functional space for a variety of uses.

The **first floor** was historically constructed as a **garage** and retains its **original wood flooring**, and is presently used for the storage of larger equipment and materials. This level could potentially be **restored to its original garage function** or adapted for workshop, maintenance, or additional storage purposes.

The **second floor** consists of a **classroom space**, which was previously used by the church for **children's education and programming**. This area offers flexibility for continued classroom, meeting, office, or program use depending on the future needs of a new owner.

This smaller auxiliary structure provides **additional support space to the overall campus**, enhancing the property's versatility for institutional, educational, or community-oriented uses.

FIRST FLOOR



SECOND FLOOR



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Location

Property address **106 Titicus Rd
North Salem, NY 10560**

County **Westchester**

Lat/long **41.32831,-73.65320**

Section, block & lot **10-1689-8**

Owner

Name **United Methodist Church Of Purdys**

Address **106 Titicus Rd
North Salem, NY 10560**

Neighborhood

Municipality **North Salem**

City/Village/Town **Town of North Salem**

School district **North Salem**

Property Tax

Tax year	2023
Land value	\$420,100
Building value	\$475,200
Market value	\$895,300
Base tax	\$23,443
Current tax	\$0

Land

Property class	Religious (620)
Zoning	Professional Office (PO)
Acreage	0.85

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