

Church Campus with Rectory on 5+ Acres in Prime Clarence Center Location
8700 Goodrich Rd, Clarence Center, NY 14032



OFFERING SUMMARY

Sale Price:	\$675,000
Available SF:	Church Bldg.: 5,728 Rectory Bldg.: 2,134
Lot Size:	5.15 Acres
Year Built:	1955
Zoning:	A-FZ Agricultural
Price / SF:	\$117.84

PROPERTY OVERVIEW

Welcome to an incredible opportunity in the highly desirable community of Clarence Center, located just minutes from the charming village center and nestled within one of Western New York's most sought-after suburbs. This expansive and well-maintained church campus sits on 5.15± acres of land and features both a church building and a rectory, offering endless potential for religious, educational, institutional, or redevelopment use. The church building, constructed in 1955, offers approximately 5,728 square feet of usable space. The interior includes a spacious and inviting main sanctuary, designed with traditional architectural features and seating for a large congregation. In addition to the sanctuary, the building includes a wing with multiple private classrooms, dedicated office space, and a full-service kitchen and cafeteria, making it ideal for use as a school, daycare, community center, or education-based facility. The flexible layout allows for a variety of programming options, outreach efforts, or repurposing for new missions and community services. The rectory, built in 2000, is a separate 2,134 square foot residence in excellent condition. Thoughtfully maintained over the years, it offers a warm and functional layout suitable for immediate occupancy. The rectory can serve as living quarters, staff housing, administrative space, or even be leased as a single-family home to generate supplemental income. Its condition reflects true pride of ownership and continued upkeep by the parish. The property itself is truly unique, offering a blend of manicured grounds and natural wooded areas. Approximately half of the 5.15 acres is cleared and professionally landscaped, providing ample space for outdoor gatherings, playgrounds, gardens, or parking expansion. The remaining acreage is wooded, offering privacy, nature trails, or the potential for further development depending on future needs. Whether you're looking to continue religious services, expand an existing institution, or explore other uses, this land offers incredible versatility. Don't miss this rare opportunity to own a substantial, move-in ready property with significant infrastructure already in place. Whether you are a religious institution seeking to relocate or expand, a nonprofit looking for a community-focused space, or a developer with vision for future use offering the space, location, and flexibility to make it happen.



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

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LOCATION DESCRIPTION

Situated near the intersection of Goodrich Road and Tonawanda Creek Road, the location provides convenient access to major roadways, nearby residential neighborhoods, and the broader Clarence and East Amherst areas. The site is just minutes from local schools, shops, and parks, making it a central and connected hub for any type of community-serving organization. Don't miss this rare opportunity to own a substantial, move-in ready property with significant infrastructure already in place. Whether you are a religious institution seeking to relocate or expand, a nonprofit looking for a community-focused space, or a developer with vision for future use — 8700 Goodrich Road offers the space, location, and flexibility to make it happen.

PROPERTY HIGHLIGHTS

- 5,728 SF building suitable for special purpose/church use
- Built in 1955 with timeless architectural appeal
- A-FZ Agricultural zoning for flexible use options
- Located in the desirable Clarence Center area
- Well-maintained property with ample parking space
- Potential for expansion or additional development

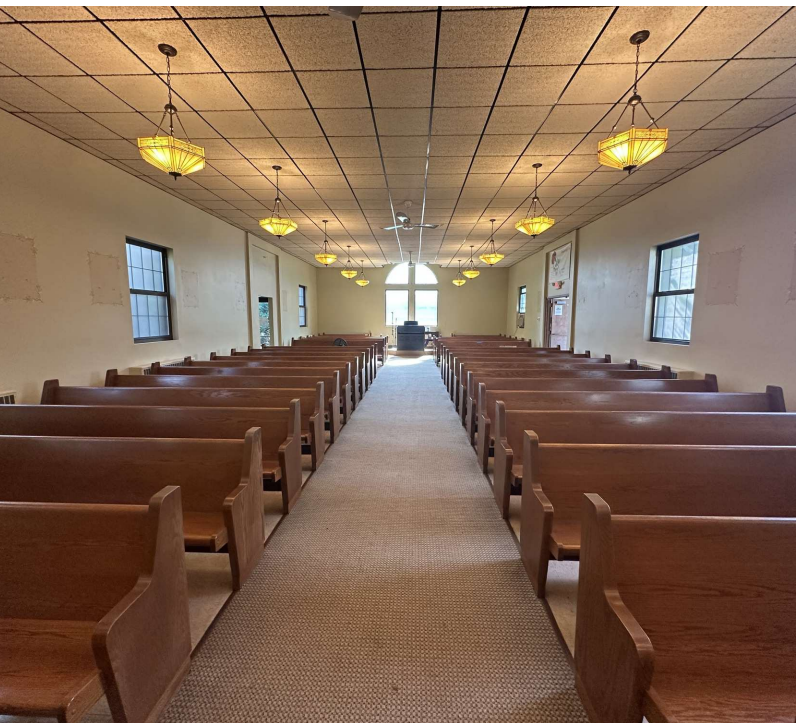


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ADDITIONAL PHOTOS

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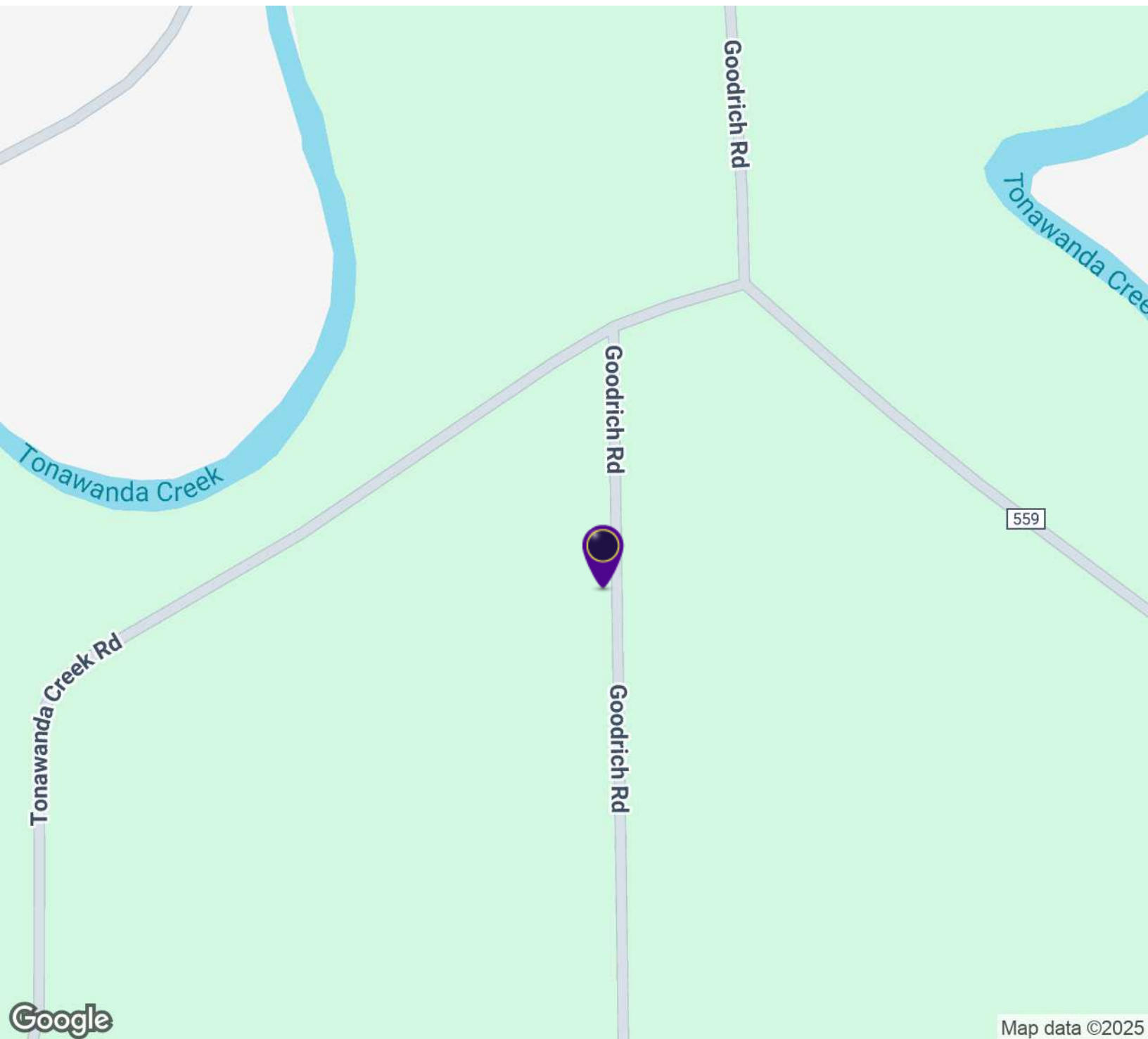
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LOCATION MAP

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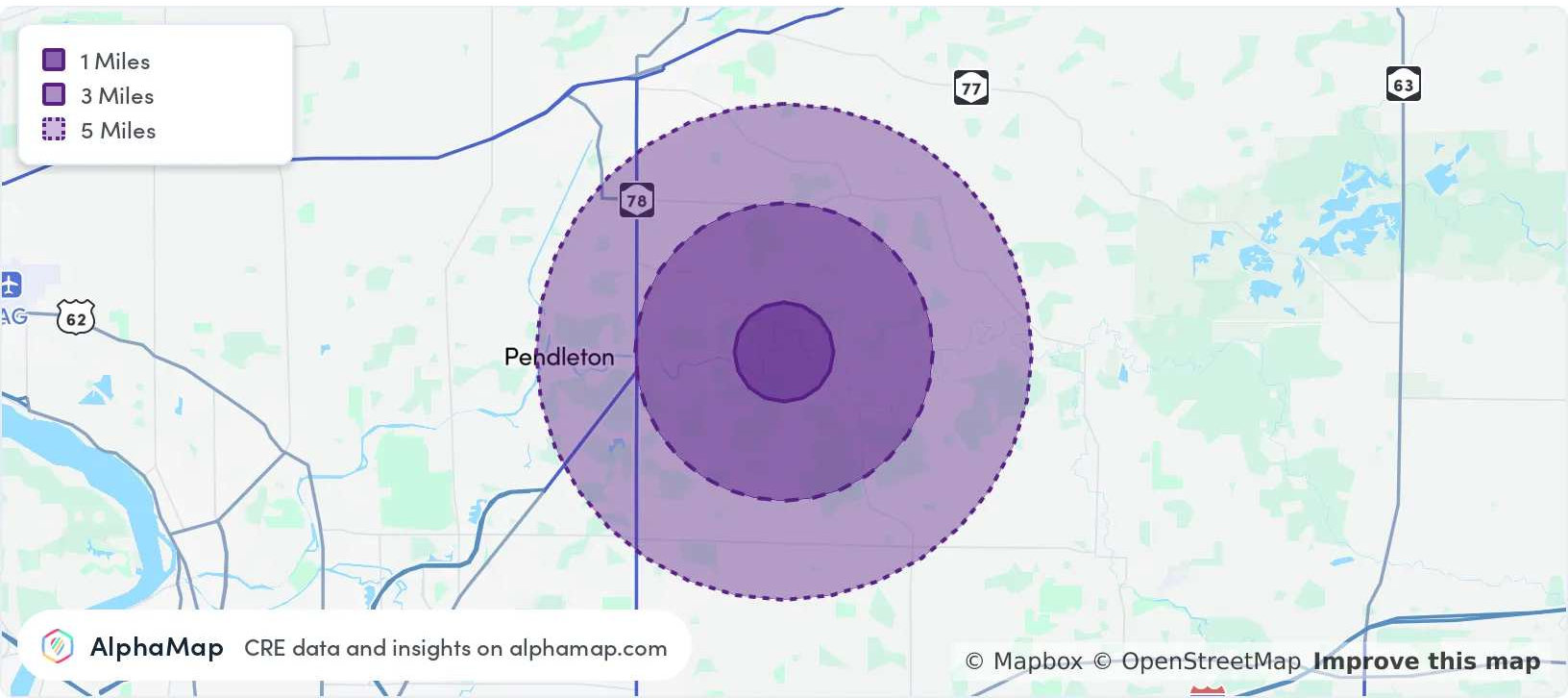
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AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	812	6,107	24,965
Average Age	42	42	43
Average Age (Male)	42	42	42
Average Age (Female)	42	42	43
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	318	2,414	10,180
Persons per HH	2.6	2.5	2.5
Average HH Income	\$140,817	\$123,931	\$122,920
Average House Value	\$359,382	\$349,443	\$336,265
Per Capita Income	\$54,160	\$49,572	\$49,168

Map and demographics data derived from AlphaMap



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