

# CHURCH PROPERTY

155 FENIMORE RD  
MAMARONECK, NY 10543

CONFIDENTIAL  
OFFERING  
MEMORANDUM



# DISCLAIMER

THIS MARKETING MATERIAL HAS BEEN PREPARED TO PROVIDE SUMMARY, UNVERIFIED INFORMATION TO PROSPECTIVE PURCHASERS, AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY. THE INFORMATION CONTAINED HEREIN IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. THE SELLER AND ITS AGENTS HAVE NOT MADE ANY INVESTIGATION, AND MAKE NO WARRANTY OR REPRESENTATION, WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY, THE SIZE AND SQUARE FOOTAGE OF THE PROPERTY AND IMPROVEMENTS, THE PRESENCE OR ABSENCE OF CONTAMINATING SUBSTANCES, THE COMPLIANCE WITH STATE AND FEDERAL REGULATIONS, OR THE PHYSICAL CONDITION OF THE IMPROVEMENTS THEREON. THE INFORMATION CONTAINED IN THIS PAMPHLET HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, THE SELLER AND ITS AGENTS HAVE NOT VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN, NOR HAS THE SELLER AND ITS AGENTS CONDUCTED ANY INVESTIGATION REGARDING THESE MATTERS AND MAKE NO WARRANTY OR REPRESENTATION WHATSOEVER REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. ALL POTENTIAL BUYERS MUST TAKE APPROPRIATE MEASURES TO VERIFY ALL OF THE INFORMATION SET FORTH HEREIN.



# TABLE OF CONTENTS

**4**    **PROPERT SUMMARY**

**5**    **INVESTMENT HIGHLIGHTS**

**6**    **TAX MAP**

**7**    **AERIAL MAP**

**8**    **CONTACT**



# PROPERTY SUMMARY

A rare candidate for architectural preservation, this 1931 distinguished property offers a versatile canvas for redevelopment. Originally built for the First Church of Christ Scientist, the facility includes valuable on-site parking, making it an ideal location for religious or educational institutions, as well as luxury residential or commercial conversion

PRICE	\$2,300,000
ADDRESS	155 FENIMORE RD, MAMARONECK NY, 10543
SLB #	9-8-115
PROPERTY TYPE	RELIGIOUS
YEAR BUILT	1930
SITE AREA	10,454 SF
GROSS STRUCTURE AREA	6,320 SF
PARKING LOT AREA	7,405 SF
STORY HEIGHT	16'
ZONING	RM2



# INVESTMENT HIGHLIGHTS



## RARE PRIVATE PARKING

INCLUDES A DEDICATED, PAVED PRIVATE LOT FOR 14 VEHICLES—A SCARCITY IN THE VILLAGE—PLUS ADJACENT NON-METERED STREET PARKING



## AFFLUENT POPULATION

MAMARONECK (10543) IS DEFINED BY HIGH EARNING POWER AND ECONOMIC STABILITY, BOASTING AN AVERAGE HOUSEHOLD INCOME OF \$196,077 AND A MEDIAN HOUSEHOLD INCOME OF \$128,418—BOTH SIGNIFICANTLY HIGHER THAN STATE AND NATIONAL AVERAGES



## NYC COMMUTER FRIENDLY

WALKING DISTANCE TO MAMARONECK METRO NORTH FOR A 35-MINUTE EXPRESS RIDE TO GRAND CENTRAL, WITH EASY ACCESS TO I-95 AND HUTCHINSON RIVER PARKWAY.

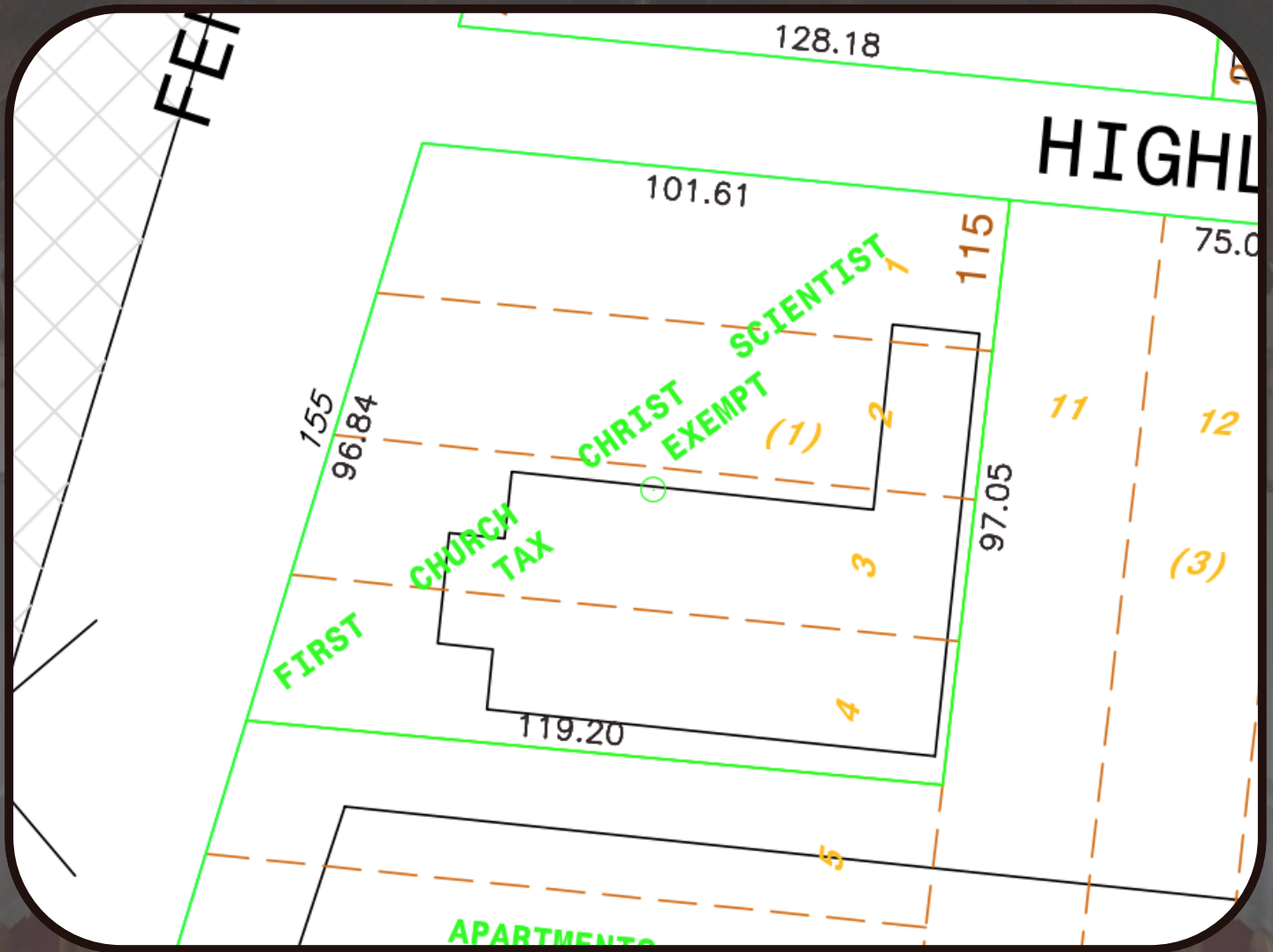


## PRIME "WALK-TO-ALL" LOCATION

STEPS FROM THE SCENIC HARBOR ISLAND PARK, LONG ISLAND SOUND, AND THE DINING AND BANKING HUBS OF MAMARONECK AVENUE.

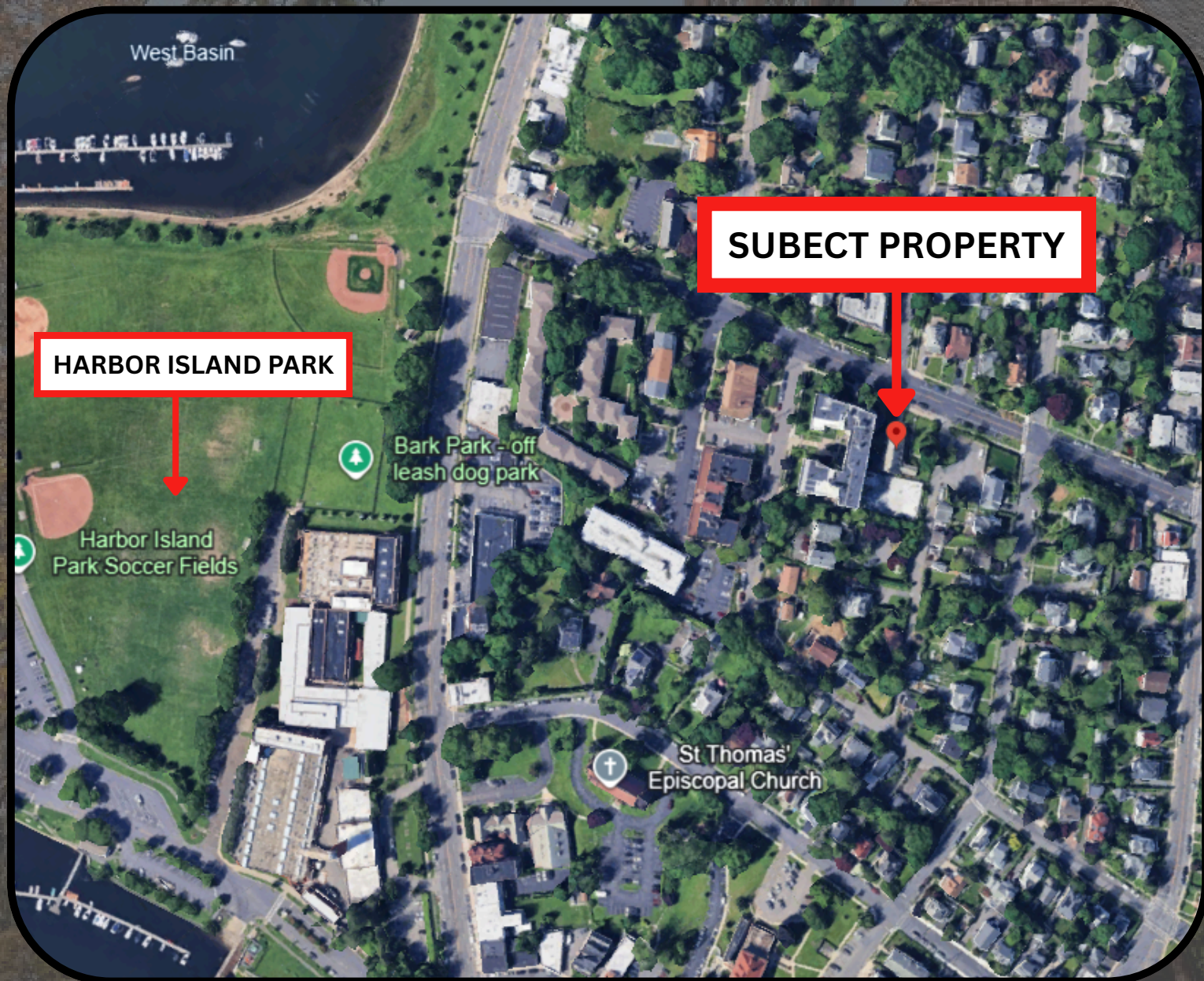


# TAX MAP





# AERIAL MAP





# CONTACT

**KATHLEEN SPADARO**

1 (914)-646-3202

KSRLTY@GMAIL.COM

**SPADARO REAL ESTATE**

148 W BOSTON POST RD,  
MAMARONECK, NY 10543