

c1874 historic redevelopment opportunity with seller financing



355 W Church St, Elmira NY 14905

<https://www.loopnet.com/Listing/355-W-Church-St-Elmira-NY/42220270/>

This gracious c.1874 building offers historic character, substantial square footage, and exceptional redevelopment potential! Originally constructed as a grand single-family home & most recently used as a group old-age home, the property is now fully vacant and ready for its next chapter.

Located in the "Historic Commercial" zoning district, the property may be suitable for a wide range of uses including 1-4 family residential, retail, office, restaurant, mixed use, and other permitted uses. Buyer must independently verify all such details.

Many systems and safety features are already in place including full sprinkler system, annunciator panel, front & rear stairwells, commercial fire door at main stair, and heating & electric-panel updates completed in 2020. The building retains extensive period character including extensive woodwork, historic front doors, built-ins, fireplaces, & dramatic stained-glass plus a charming porch at the attic level. Fireplaces are decorative (may have been coal grates).



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First floor features: covered porch, large entry with bay-window seat and dramatic stairwell, oak-paneled dining room with fireplace, front parlor with fireplace, adjoining bay-window sitting room, kitchen, two baths, and enclosed rear porch.

Second floor features: seven rooms, two baths, enclosed porch, and one fireplace.

Full-height walk-up attic has many windows and a period sleeping porch plus the second furnace.

Full basement has interior/exterior access and major mechanicals. Building is boarded, but lights are on & all areas are accessible - contact listing agent for access. Property is offered as-is. Building is wholly vacant and boarded. Mechanicals appear intact. Roof appears sound, with normal age-related wear. Any buyer inspections are for informational purposes only.

Stamped architectural plans for a proposed 4-unit layout available separately.

Up to 90% purchase money owner financing available for well-qualified buyers



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TOTAL: 3643 sq. ft

1st floor: 1857 sq. ft, 2nd floor: 1857 sq. ft
EXCLUDED AREAS: PORCH: 323 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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