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FOR SALE

Unitarian Fellowship Church

Off Hooker Ave, City of Poughkeepsie

“ 7,400 sq. ft. on 2 levels” “ 1.6 acres”

“Ideal for Church, School, Day Care & Organization Headquarters”

**Property: Spacious 2 story church -meeting place with ample on site parking
in the heart of the City of Poughkeepsie.**

Facility: Unitarian Fellowship Church

Location: 67 South Randolph Ave., City of Poughkeepsie.

Total Sq. ft.: 7,400 sq. ft.: (Main Chapel Occupancy: 159 Persons)

Main Level: (8 rooms, 2 kitchens, 2 bathrooms, lobby)

- | | |
|--|----------------------|
| A) Lower lobby, 1st kitchen, bathroom: | 920 sq. ft. |
| B) Community room, upper lobby, secretary office,
minister’s office, Baldwin room (60 x 33) : | 1,980 sq. ft. |
| C) Small class room, 2nd kitchen, east wing library: | 805 sq. ft. |
| D) Octagon shape Chapel (main meeting room): | 1,550 sq. ft. |

Total 1st floor area: 5,225 sq. ft.



**Upper Level (2nd floor) : 3 Sections; various classrooms, playrooms & offices: 2,140 s. ft.
3rd floor: various large rooms, presently used for storage, but capable for future expansion.**

Land area/ zoning: 1.6 acres, zoned R2, allows church, school, day care.

On site parking: 45 cars plus

Utilities: City water, sewer & natural gas.

Construction: Wood frame, built in stages over the years, originally as a single family house and expanded several times as needed.

- a) Exterior siding: vinyl
- b) Roof: shingles (2018) & membrane on flat areas (2016)
- c) Floors: wide hard wood flooring, carpet and vinyl
- d) HVAC: no A/C
- e) Hot water heaters- 2 modern units (wall mounted) gas fired. – 2 zones- main meeting room & lobby- installed 2021
- f) Steam Heat- pre 1960- East end of building- 4 zones

Operating cost:

- 1) Electric/gas; \$12,000
- 2) Water; \$1,200
- 3) Trash: \$1,400
- 4) Insurance; \$6,000

Total: \$20,600

Offering Price: \$1,350,000

More Info/Inspection: Contact either:

- 1) Joan Sanford @ Berkshire Hathway (914) 475-2090

JSanford@bhhshudsonValley.com

- 2) Walter F @Berkshire Hathaway (845) 705-0994
wfinnerman@bhhshudsonvalley.com

Carrying Cost For Purchase of Unitarian Church

Offering Price:	\$1,350,000
Cash Down (30%)	- 400,000

Proposed New Bank Financing:	\$950,000
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Loan amount: \$950,000

Interest; 6.25%

Payout: 25 years

Constant; (P & i) : 7.916%

Annual Debt Service: \$75,202/ \$6,266 a mo.

(loan x Constant)

\$950,000 x .07916:

Total expenses:

a) Debt service;	\$75,202
b) Expenses:	\$20,600
Total:	\$95,800/ \$7,983 a mo.

Cost per sq. ft. : = total expenses/ sq. ft.= \$95,800/7,400 sq.ft. = \$13.per sq. ft., both levels)

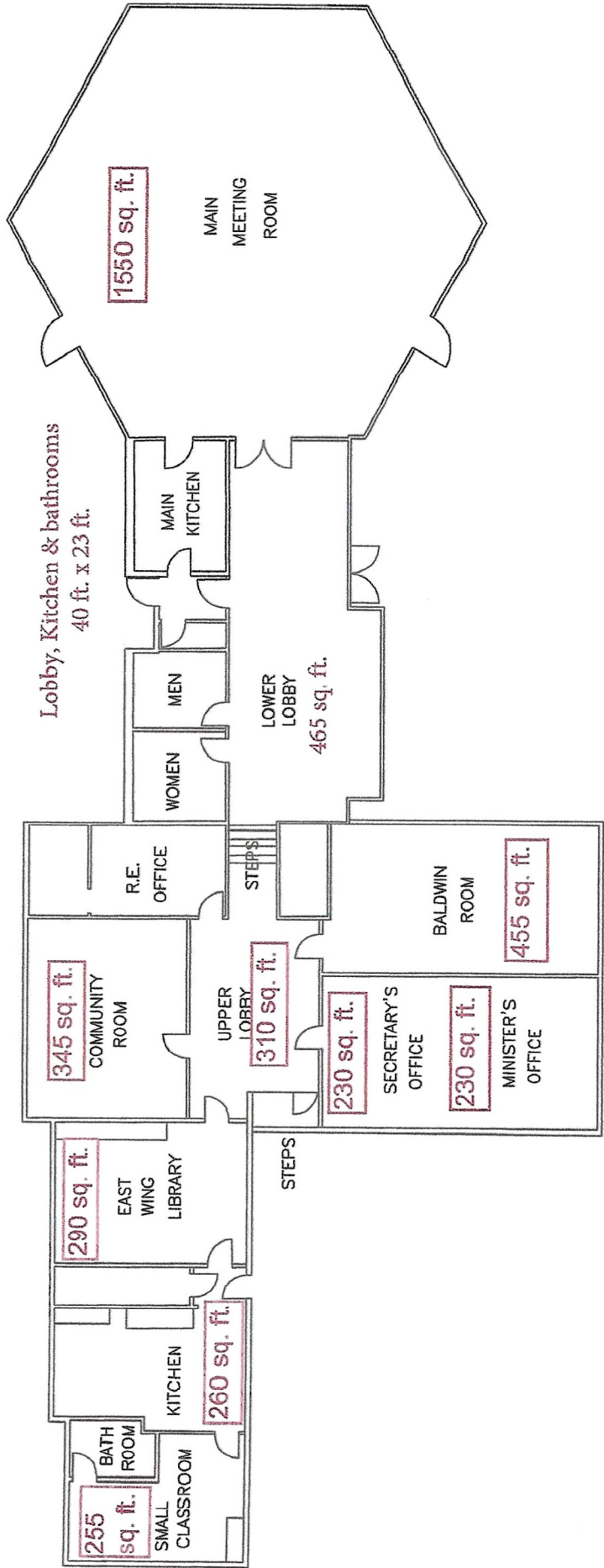








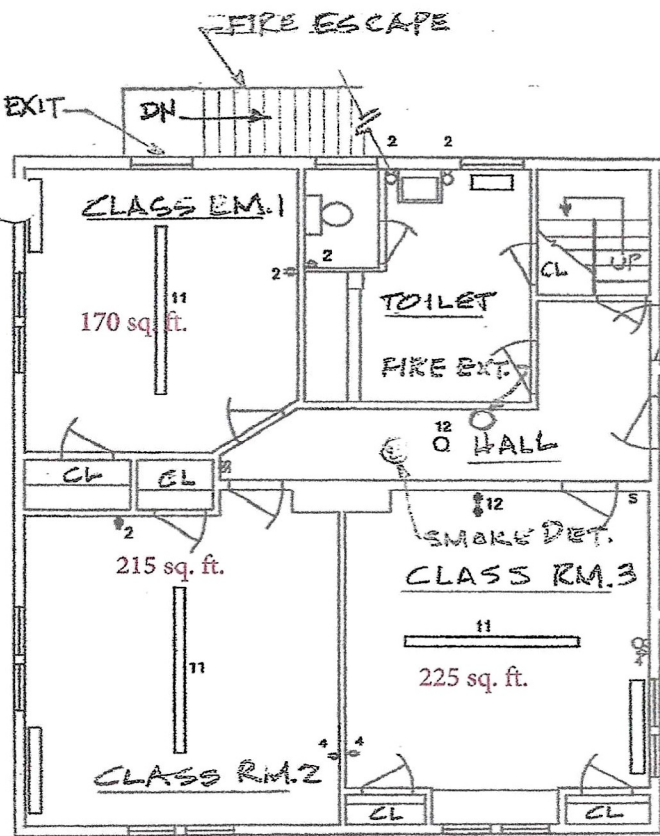




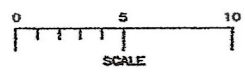
Lobby, Kitchen & bathrooms
40 ft. x 23 ft.



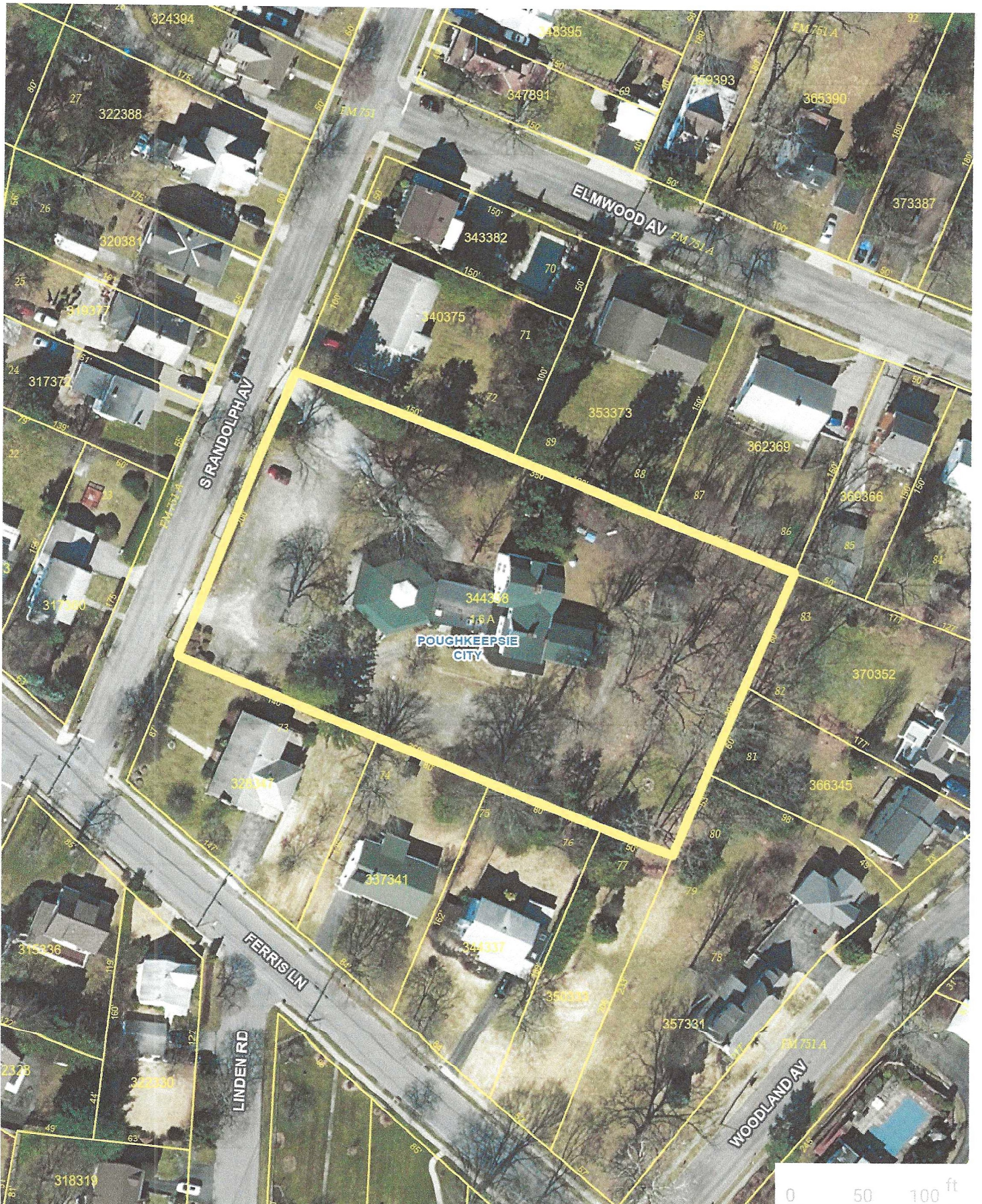
Oldest House
20' x 30'



3rd House
(addition)
29' x 31'



UNITARIAN UNIVERSALIST FELLOWSHIP OF Poughkeepsie
67 SOUTH RANDOLPH AVENUE
POUGHKEEPSIE, NEW YORK 12601
SECOND FLOOR OF HOUSE
SCALE: 1/8" = 1'-0" DATE: 1-22-2000
UTPLA07/MTGER



POUGHKEEPSIE CITY

344398

1.6 A

0 50 100 ft