

120 S. PARK AVENUE
FREMONT, OH 43420

CHURCH BUILDING FOR SALE
20,000 ± Square Feet Available



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ASSOCIATES**
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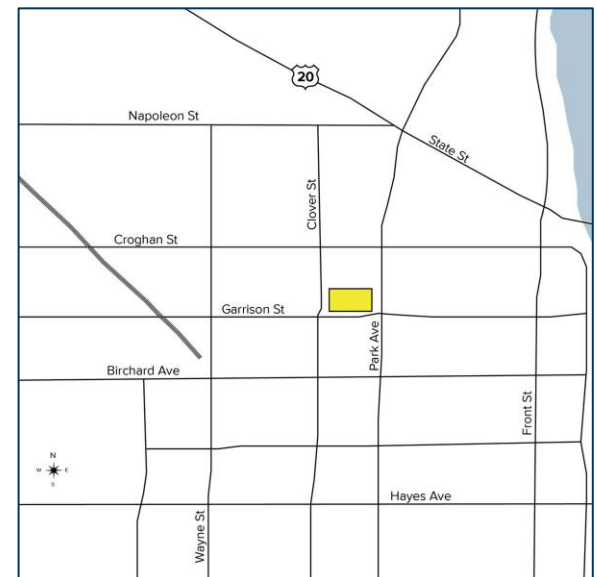
FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER FIRST PRESBYTERIAN CHURCH



GENERAL INFORMATION

Sale Price:	\$349,000
Sanctuary Size:	300-350 seats
Building Size:	20,000 ± SF
Number of Stories:	2 + partial basement
Year Constructed:	1871 + 1948
Condition:	Great
Acreage:	1.49 AC (per Sandusky County Auditor)
Closest Cross Street:	Garrison Street
County:	Sandusky
Zoning:	Residential Office
Parking:	Approx. 50 marked spaces
Curb Cuts:	3
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Roof:	Flat rubber and slate
Floors:	Wood
Floor Coverings:	Wood – Sanctuary, Narthex, front stairs, 2 front storage rooms Concrete – all other floors
Ceiling Height:	Varies throughout
Basement:	Yes
Heating:	2 high efficiency boilers
Air Conditioning:	Yes – 1 st floor social area and offices
Restrooms:	5 (3 on 1 st floor, 2 on 2 nd floor)
Security System:	Yes
Sprinklers:	No
Signage:	Monument
Elevator:	Yes

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At closing
Sign on Property:	Yes
Showing Instructions:	Upon request

2025 REAL ESTATE TAXES

Address	Parcel Number
120 S. Park Avenue	34-50-00-0269-00
S. Park Avenue	34-50-00-0256-00
117 S. Clover Street	34-50-00-0257-01
Total Annual Taxes:	Tax exempt status

Comments:

- Meticulously maintained church with Daycare/Sunday School area.
- Fully operational elevator, recently passed inspection (certificates on file).
- Operational sound system in Sanctuary only. (The portable sound system in the downstairs social area will be relocated to new location.)
- Boilers and fire suppression systems were both recently inspected and passed (certificates on file).
- New LED lighting upgrades in Sanctuary, Narthex, Kitchen, and Daycare rooms.
- All windows have been replaced with insulated double pane glass except for stained glass windows.
- Building is handicap accessible except for basement.
- Recently, new gutters and downspouts were installed when the City of Fremont separated the sanity and storm sewers.
- Membrane roof over the newer area was inspected, treated, and repaired.
- Located in the center of the growing City of Fremont (6 million dollars recently invested in the neighboring Library).

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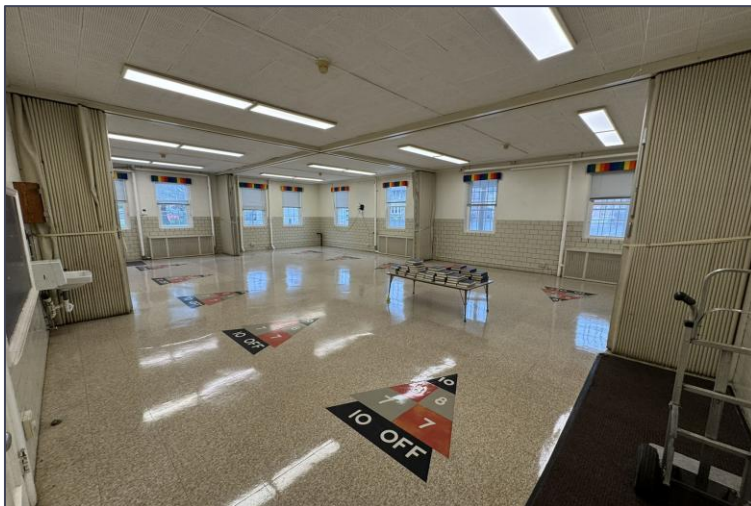
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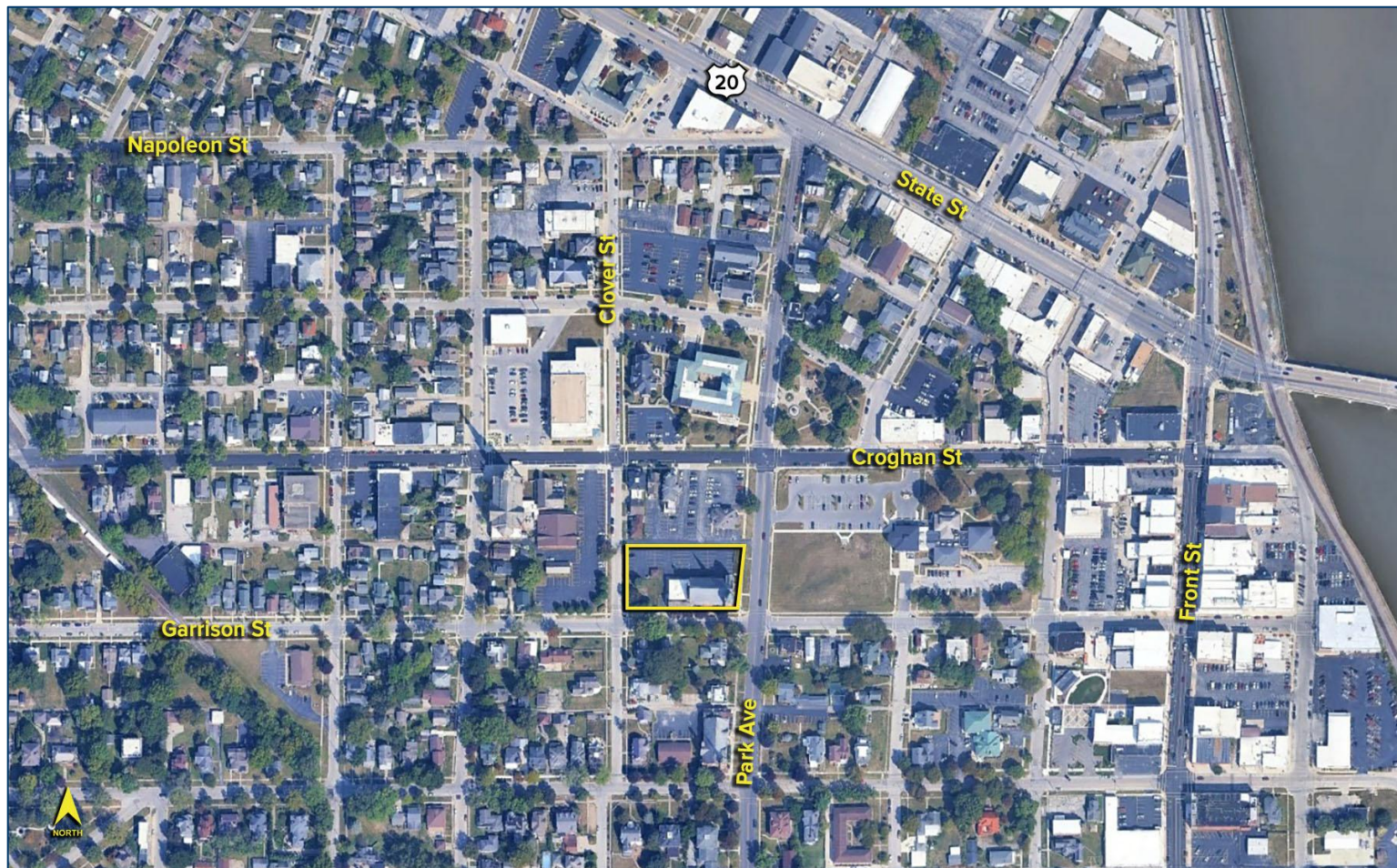
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	10,258	\$58,089
3 MILE	23,624	\$61,380
5 MILE	27,406	\$64,637

TRAFFIC COUNTS (TWO-WAY)

1,451	S. Park Avenue
452	Garrison Street
199	S. Clover Street
11,105	West State Street (US Route 20)

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