

BUILDING PURCHASE CONSIDERATION

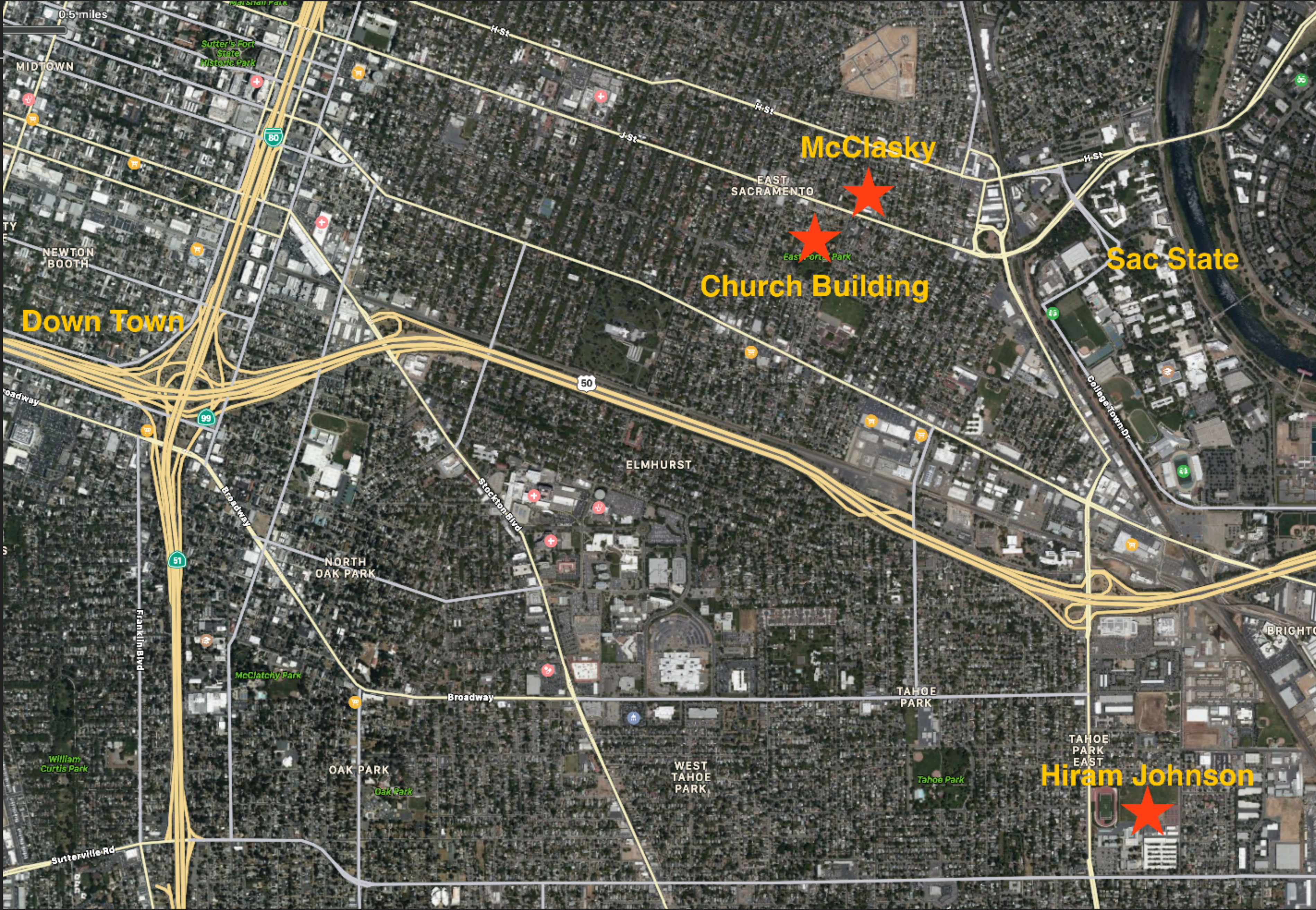
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1101 51ST STREET



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LOCATION





1101 51ST STREET

## PROPERTY DETAILS

- ▶ Listed Price: \$3,250,000
- ▶ Building Size: 26,000 sqft
- ▶ Lot Size: 1.75 Acre
- ▶ Parking: 91 spots
- ▶ Built: 1956
- ▶ Remodeled: 1984

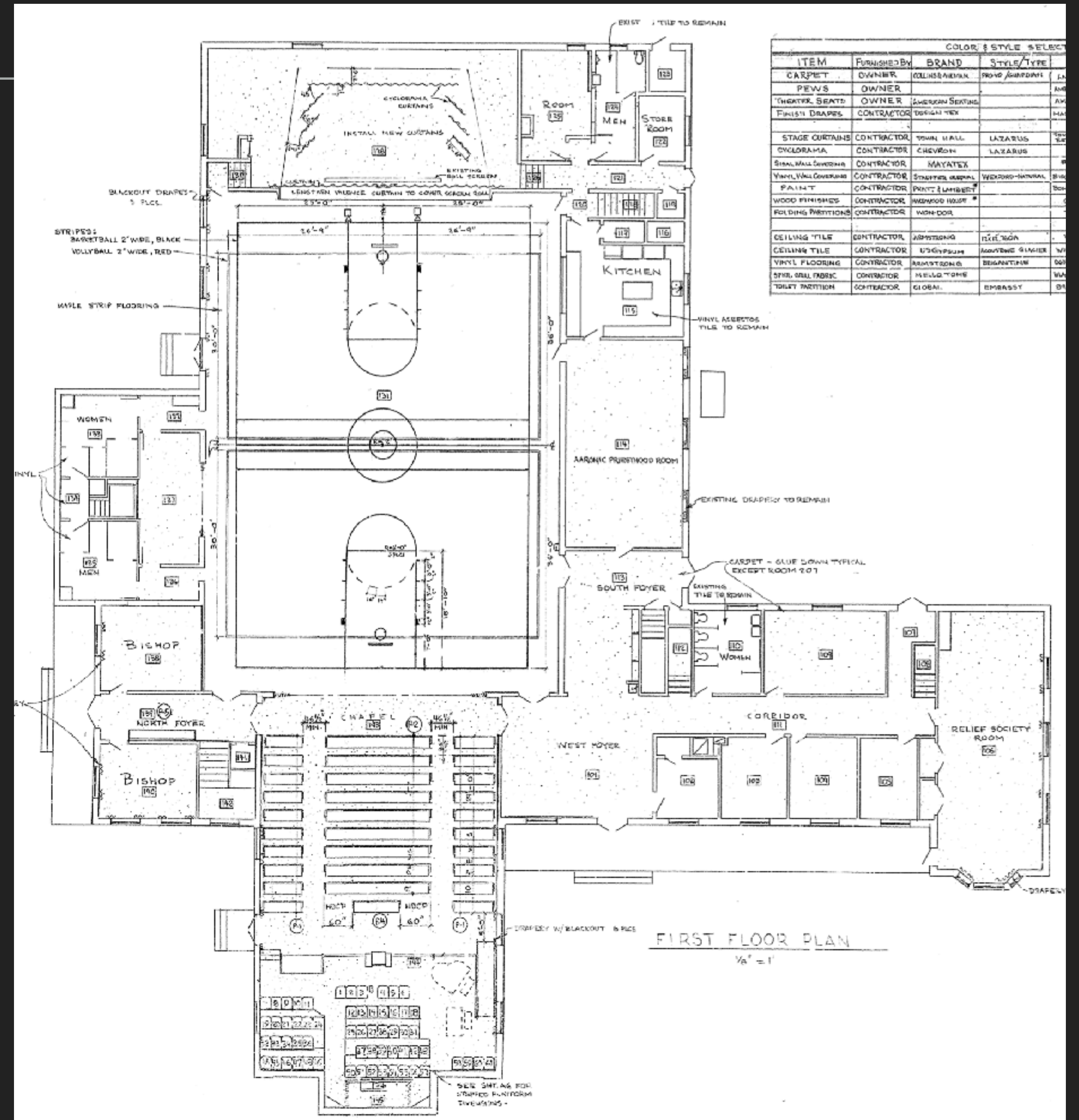




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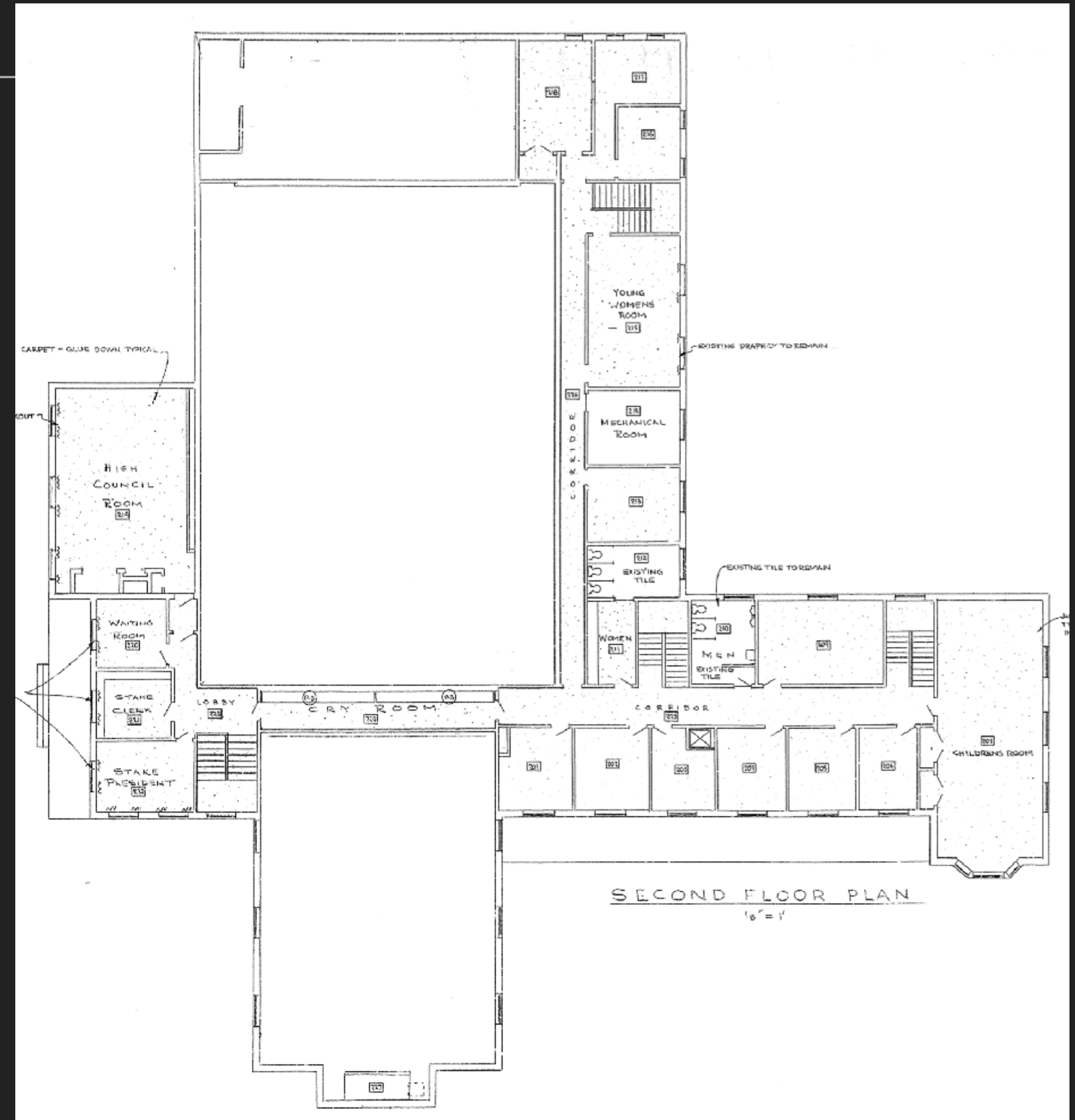
# 1ST FLOOR PLAN

- ▶ Large Rooms: 2
- ▶ Medium Rooms: 1
- ▶ Small Rooms: 4
- ▶ Bathrooms: 2
- ▶ Offices: 2
- ▶ Changing Rooms: 2
- ▶ Baptismal: 1
- ▶ Sanctuary Size: 2,500 sqft (250 people)
- ▶ Gym Size: 5,100 sqft (510 people)



## 2ND FLOOR PLAN

- ▶ Large Rooms: 2
- ▶ Medium Rooms: 2
- ▶ Small Rooms: 11
- ▶ Bathrooms: 2
- ▶ Offices: 3
- ▶ Cry Room: 1



## PRO'S

- ▶ The church building is in our target area
- ▶ The church can accommodate all current attenders
- ▶ There is plenty of space for all ministries
- ▶ The church is move in ready
- ▶ Excellent price and maintains inherent value of the property
- ▶ Building is well maintained

## CON'S

- ▶ It is not very close to the freeway and requires neighborhood driving
- ▶ There is limited parking on the church property
- ▶ Building is dated and will need immediate technology upgrades, appliances, cosmetic enhancements, and future renovations.