

Traditional wood-frame church building

3915 Cottage Bridge Road, Scio, NY 14880



OFFERING SUMMARY

Sale Price:	\$64,900
Lot Size:	4.0 Acres
Year Built:	1907
Building Size:	1,856 SF
Price / SF:	\$34.97

PROPERTY OVERVIEW

Once home to a long-standing church congregation, this property spans nearly half an acre and includes a traditional wood-frame church building with classic design elements. Inside, the structure offers generous square footage with open sanctuary space, meeting rooms, and a lower level for additional functions or storage. The property also includes on-site parking and utility connections. While being offered in as-is condition, the building has strong potential for continued religious use, conversion into a community center, or redevelopment for residential or commercial purposes. Its size, layout, and location provide flexibility for an imaginative new owner to bring fresh life to this well-situated property.



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LOCATION DESCRIPTION

Centrally located in the hamlet of Scio, this property sits just off State Route 19, providing quick access to Wellsville to the south and Interstate 86 to the north. Within 15 minutes, you can reach regional amenities such as Jones Memorial Hospital, shopping and dining in Wellsville, or Alfred State College and Alfred University to the east. The Pennsylvania border is also within easy reach, making this site well-positioned for community-focused or regional use. Its small-town setting offers a quiet yet accessible location ideal for a wide range of possibilities.

PROPERTY HIGHLIGHTS

- 1,856+/- SF
- Historic 1907 construction
- Located in Scio area
- Beautiful architectural features
- Ample parking space

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	656	3,927	6,839
Total Population	1,660	9,024	16,310
Average HH Income	\$75,865	\$78,857	\$79,018



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ADDITIONAL PHOTOS

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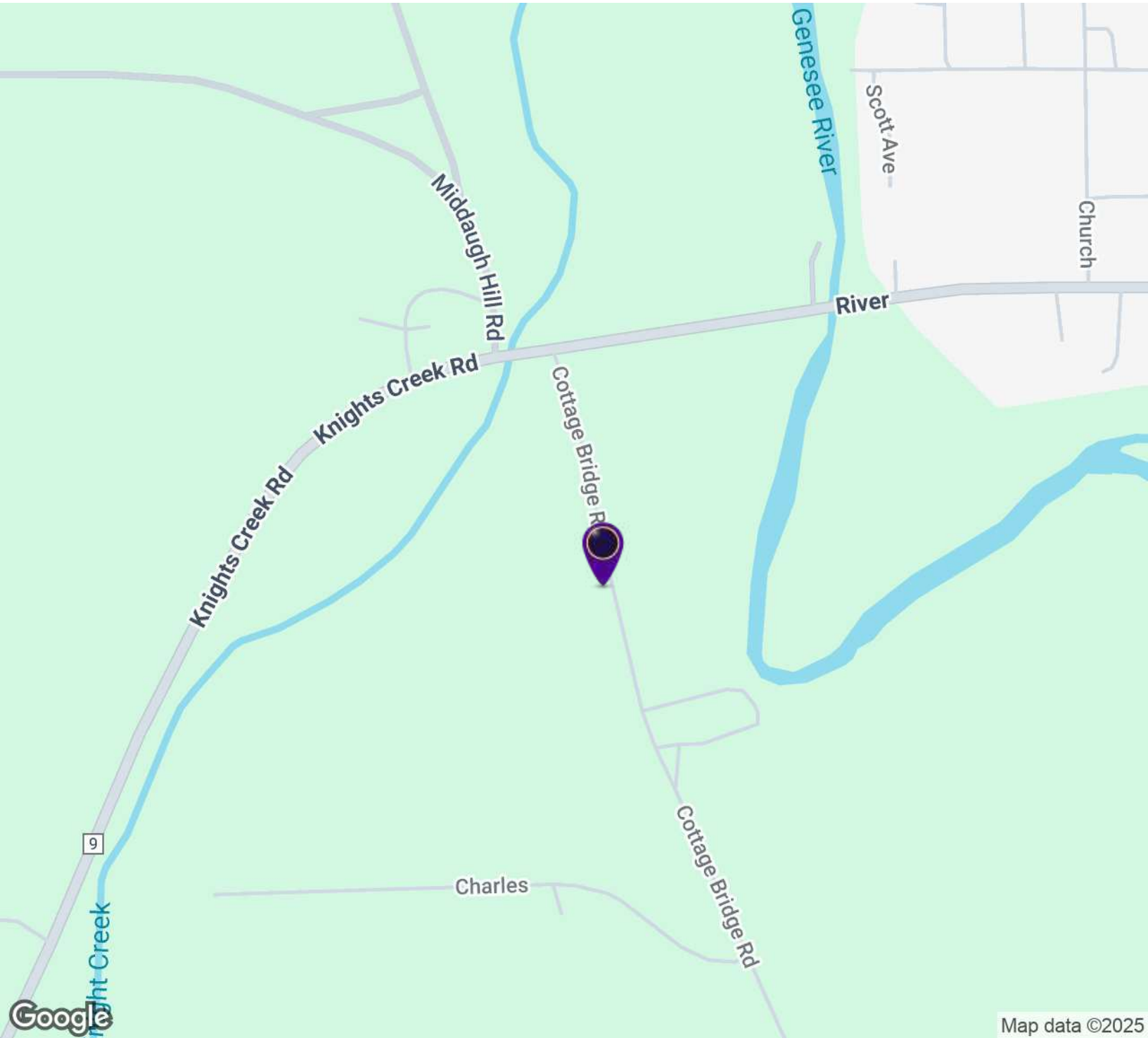
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LOCATION MAP

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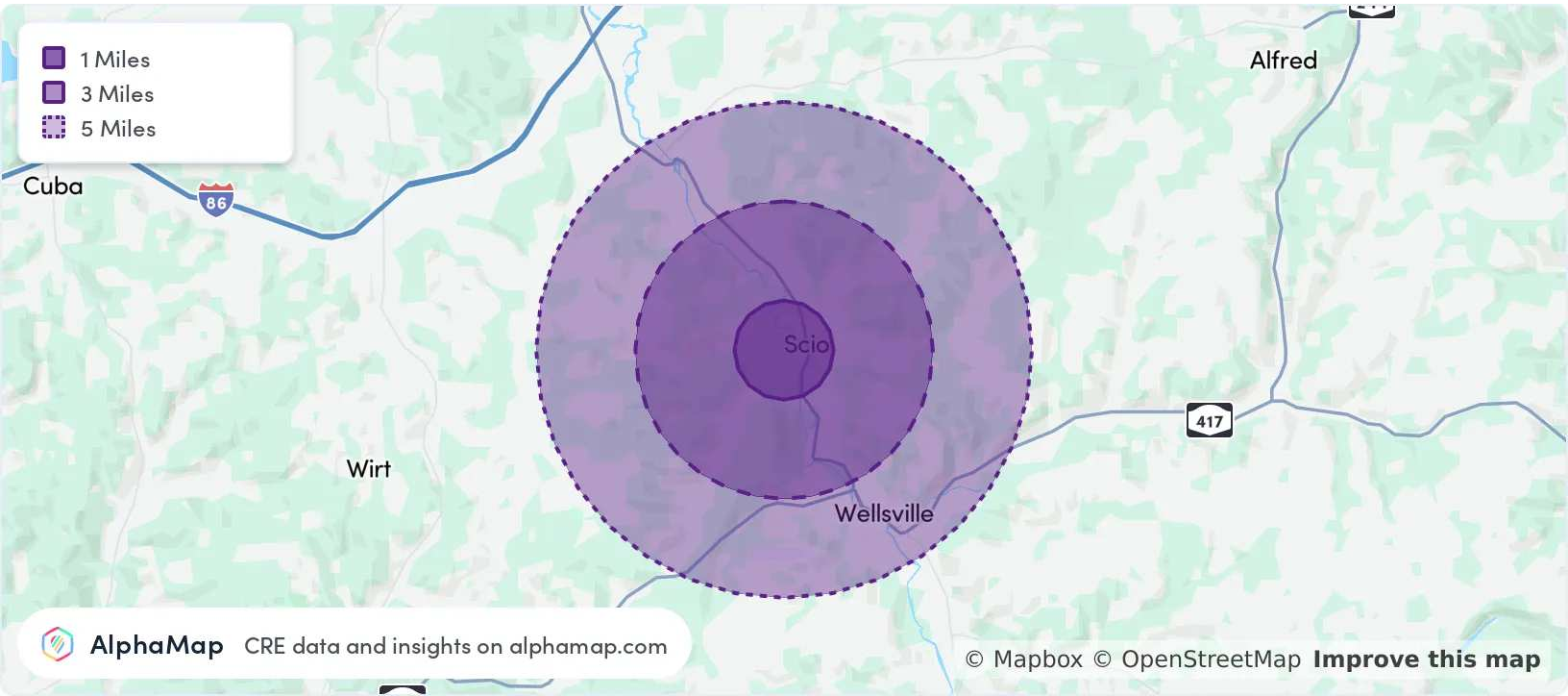


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	565	1,660	9,024
Average Age	44	46	44
Average Age (Male)	43	45	43
Average Age (Female)	45	48	45

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	235	656	3,927
Persons per HH	2.4	2.5	2.3
Average HH Income	\$72,517	\$75,865	\$78,857
Average House Value	\$120,169	\$122,465	\$125,356
Per Capita Income	\$30,215	\$30,346	\$34,285

Map and demographics data derived from AlphaMap



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