

COMMUNITY CHURCH OF THE PELHAMS

458 WASHINGTON AVENUE,
PELHAM, NEW YORK

CONFIDENTIAL
OFFERING
MEMORANDUM



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THE OFFERING

Cushman & Wakefield is pleased to represent the Community Church of the Pelhams at 448 Washington Avenue in Pelham, New York (the “Property” or “Site”) in this Request for Proposals. The Owner seeks proposals in the form of a long-term lease, joint venture, partial sale, or other type of structure with the goal of continuing the Owner’s over 100 year presence in the neighborhood.

The stone and timber Property, which has served as a community hub over the years, was erected over 100 years ago and utilized the original corner stone of the Trinity Congregation Church at 176th Street and Washington Avenue in New York City. The building is 3 stories and approximately 15,456 SF. It is laid out in a manner which allows for multiple uses at once. The lower level, approximately 100’ x 50’, has an unobstructed 16’ high ceiling and its own entrances allowing for a variety of uses. The middle floor is home to the sanctuary and office space of the Community Church of the Pelhams

along with a partially finished area with exposed vaulted ceilings which has been used for a variety of purposes. The top floor was formerly occupied by a nursery school.

The Property is located on a corner lot of approximately 35,600 sf, which is approximately 278’ by 128’. The Site has approximately 42 spaces in its paved parking lot.

The Property is nestled into the Pelhamwood neighborhood and only a 5 minute walk from the heart of downtown Pelham – home to grocery store DeCicco & Sons, restaurants like

La Fontanella, Caffè Regatta, Rockwells, Bangkok City, and Pelham Pizza , and local cultural staples like the Pelham Art Center and the Pelham Picture House. The Site is located across the street from the Pelham Metro-North Train Station, which provides a 29-minute express ride to Grand Central Station in New York City, and only a few minutes drive from parkways and Interstates allowing for exceptional accessibility.

The Property is poised to benefit from its building layout allowing for other fellow occupiers and its central location.

INVESTMENT HIGHLIGHTS



Located just steps from Heart of Picturesque Village

Located a 5 minute walk from downtown Pelham restaurants, retail stores including grocery store, and cultural staples



Existing Building with Parking

The layout of the building, along with it's ample parking, allows for a variety of uses



Outstanding Demographics

The Village of Pelham is comprised of a well-educated affluent population with an exceptional average household income of \$193,481



Ideal Regional Connectivity — Convenient Access to NYC

The Site is strategically situated across the street from the Pelham Metro-North Train Station, as well as within a few minutes drive of multiple arterial parkways and highways, affordable exceptional accessibility to New York City and the surrounding areas

PROPERTY SUMMARY

PROPERTY OVERVIEW

ADDRESS	Community Church of the Pelhams 448 Washington Avenue Pelham, New York 10803
TAX PARCEL	164.37-1-2
SITE AREA	35,600 SF
SITE FRONTAGE	Highbrook Avenue: ±134.8' Washington Avenue: ±277.6'
EXISTING STRUCTURE	3 Stories ±15,456 SF
PARKING	Approximately 42 spaces
ZONING OVERVIEW	
ZONING	Residential A-2 (Click here for zoning code)
MAX. HEIGHT	35' or 2½ Stories
MIN. LOT AREA	6,000 SF
LOT WIDTH	60'
MAX. LOT COVERAGE	40% for dwelling; 20% for nonresidential
MIN. YARDS	Front: 25' Side: 7' for single-family (15' on corner side street); aggregate of two side yards not less than 22'; 50' for nonresidential use Rear: 30' single-family; 75' for nonresidential use
MODIFYING ZONING	Board of Trustees has authority to modify zoning requirements in connection with subdivision and redevelopment (Click here for zoning code)



ZONING

448 WASHINGTON AVENUE, PELHAM

Zoning Summary - Res A-2

Article V - Residence A-2 District

§ 98-17 Permitted uses.

No building or premises shall be used in whole or in part for any purpose other than the following:

A. Principal uses.

- (1) Single-family detached dwelling.
- (2) Church, synagogue or other house of worship.

B. Accessory building and uses.

- (1) Any accessory building or use permitted in a Residence A-1 District, as listed in Article IV.
- (2) Parish house, Sunday school or school of religious instruction for students excused from public school for such purpose, as accessory to a use listed in § 98-17A(2).

§ 98-18 Uses requiring special permit.

A. The following are uses requiring a special permit by the Board of Appeals:

- (1) Any special permit use allowed in a Residence A-1 District, subject to the requirements set forth in § 98-11.

§ 98-19 Height regulations.

A. No building shall be erected to a height in excess of 35 feet or 2 1/2 stories, whichever is the more restrictive, except as provided in § 98-102.

B. No building, other than those listed in § 98-10B(4), (5) and (6), shall be erected to a height of less than 1 1/2 stories.

§ 98-20 Lot area.

There shall be a lot area of not less than 6,000 square feet, except as provided in § 98-103.

§ 98-21 Lot width.

There shall be a lot width of not less than 60 feet, except as provided in § 98-103.

ZONING

448 WASHINGTON AVENUE, PELHAM

Zoning Summary - Res A-2

Article V - Residence A-2 District

§ 98-22 Lot coverage.

The lot coverage shall not exceed 40% of the lot area for a dwelling and 20% of the lot area for a principal building in nonresidential use.

§ 98-23 Yard requirements.

Yards with the minimum dimensions specified hereinafter shall be provided on each lot:

A. Front yard: 25 feet, except as provided in § 98-104.

B. Side yards.

- (1) Seven feet for a single-family dwelling, provided that the aggregate width of the two side yards shall be not less than 22 feet, and 50 feet for a principal building in nonresidential use.
- (2) On a corner lot, there shall be a side yard on the side street frontage having a width of not less than 15 feet on a lot 60 feet in width; the width of such side yard shall be increased six inches for each additional foot of width of such lot in excess of 60 feet, but in no case need such side yard exceed 25 feet in width.

C. Rear yard.

- (1) Thirty feet for a single-family dwelling and 75 feet for a building in a nonresidential use.
- (2) The required rear yard shall be open and unoccupied, except that a solar heating device covering not more than 10% of the area thereof may be placed in such yard not nearer than five feet to any lot line.

448 WASHINGTON AVENUE, PELHAM

Zoning Summary - Res A-2

Article V - Residence A-2 District

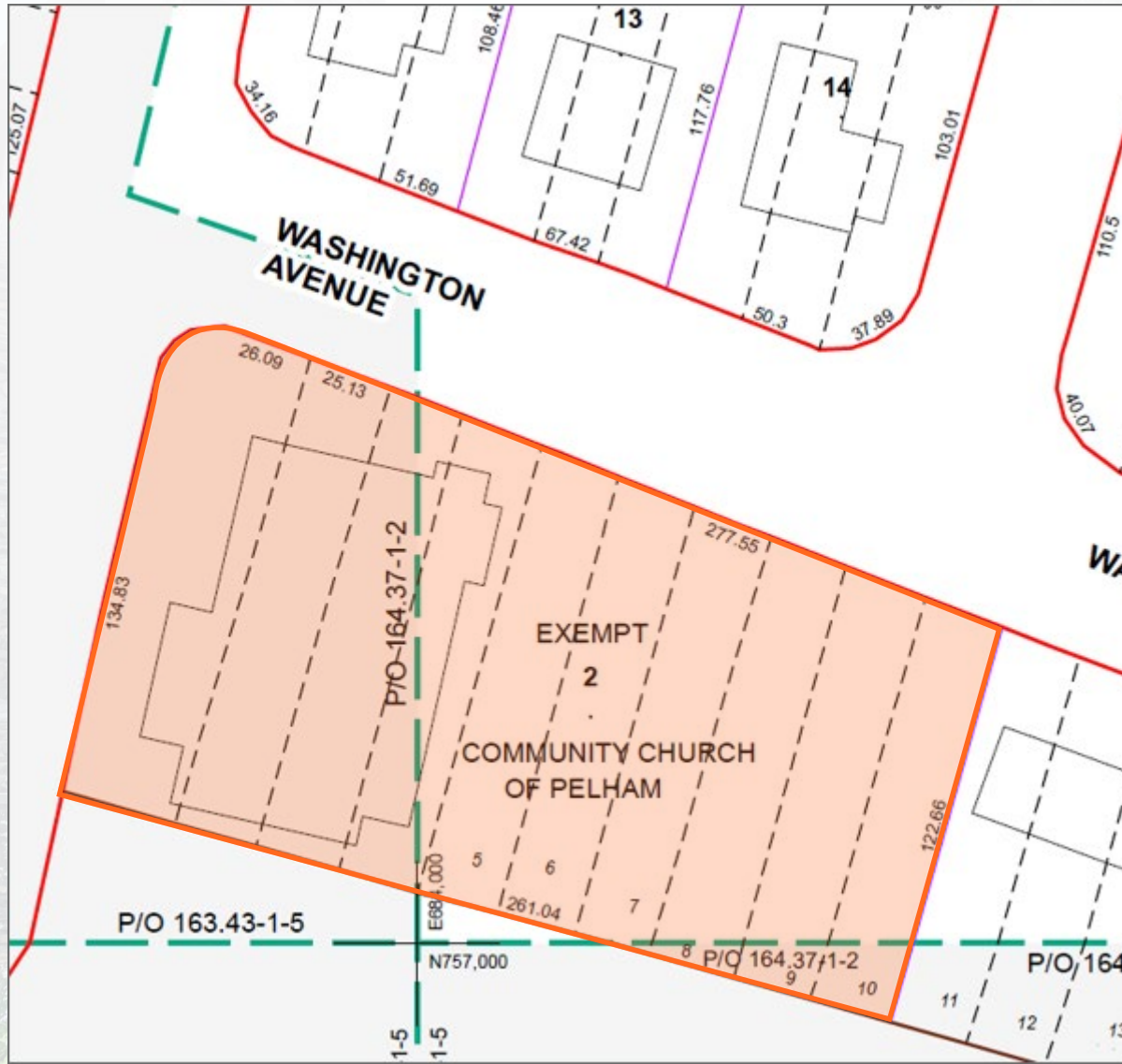
§ 98-106.4 Authority to modify zoning requirements in connection with subdivision and redevelopment.

A. Authority to modify zoning requirements. In order to enable and encourage flexibility of design and development of land in such a manner as to preserve its natural and scenic qualities, protect areas of meaningful ecological value, reduce flood hazards, facilitate the adequate and economical provision of streets and utilities, minimize negative environmental impacts, improve the aesthetic quality of new residential developments, encourage the conservation of energy, increase recreational opportunities and otherwise promote the planned and environmentally desirable use of land, the Board of Trustees may, simultaneously with the approval of a subdivision plat of not more than 10 lots, modify the otherwise applicable provisions of this chapter with respect to minimum lot size, lot width, lot coverage, yard requirements, and frontage requirement in connection with the subdivision and redevelopment of any property if it finds that development of the property without such restrictions benefits the Village by protecting natural features and open space resources or otherwise.

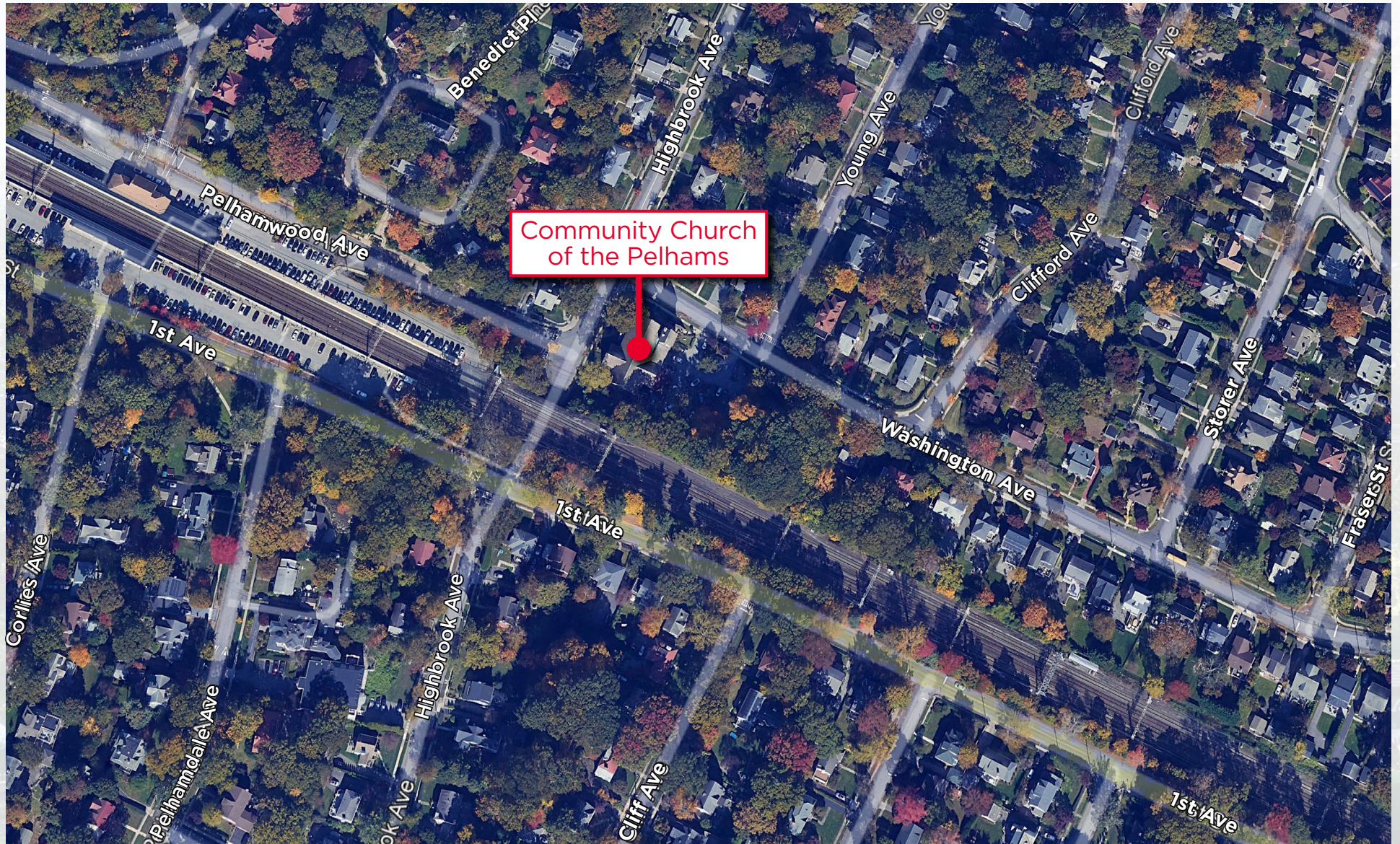
B. Development standards. Except as modified by the Board of Trustees, all regulations normally applicable to residential uses in the zoning district in which the property is located will continue to apply, along with the following requirements, which are hereby established specifically for developments proposed under this section:

- (1) Permitted uses. The permitted uses and accessory uses permitted within the development must be the same as those permitted in the zoning district in which the property is located, except that two-family, multifamily and townhouse dwelling units are permitted in any zoning district in which any residential use is permitted.
- (2) Number of permissible units. The number of dwelling units or building lots (in a development of detached one-family dwellings) may not exceed the number which could be permitted, in the judgment of the Board of Trustees, if the land were subdivided into lots conforming to all normally applicable requirements of this chapter, as determined on the basis of a sketch layout of a conventional subdivision, prepared and submitted by the applicant, which includes topographic information and such other data as may be reasonably required.
- (3) Common lands and facilities. If the subdivision results in any common lands or facilities, the Board of Trustees will impose such conditions as it deems appropriate with respect to those areas.

TAX MAP



AERIAL MAP



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