

**FOR SALE – ASKING: \$75,000**

## Property Highlights

- 4,664+/-sf building on 1.50+- acres
- Shingled asphalt roof 2002
- 2021 the building was fully remodeled with new plumbing – 2024 flood occurred. Building has had full remediation after flooding.
- Private well and septic (1000 gal. concrete). Leach bed is under the first section of rear parking lot.
- 2008 carport was added to the front of building
- Electrical updates needed
- Hot water tank was flooded
- 7 broken windows that have been boarded up
- 1 HVAC unit is in working condition. All units installed in 2011.
- 20-30+/- parking spaces

## Location Highlights

Former church with unique architecture featuring high ceilings, and intricate woodwork, which can be attractive for residential or commercial conversion. The spacious interior offers large, open space that can be adapted for various uses. Transforming this church into a community space or business can positively impact the local community.

Canisteo is a village located in Steuben County, New York. It is known for its historic Canisteo Living Sign, which is a large sign made of trees spelling out the village's name. The village has a population of approximately 2,200 people and is part of the larger Canisteo town. The area is primarily residential with some local businesses and services.

## EXCLUSIVE CONTACT

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