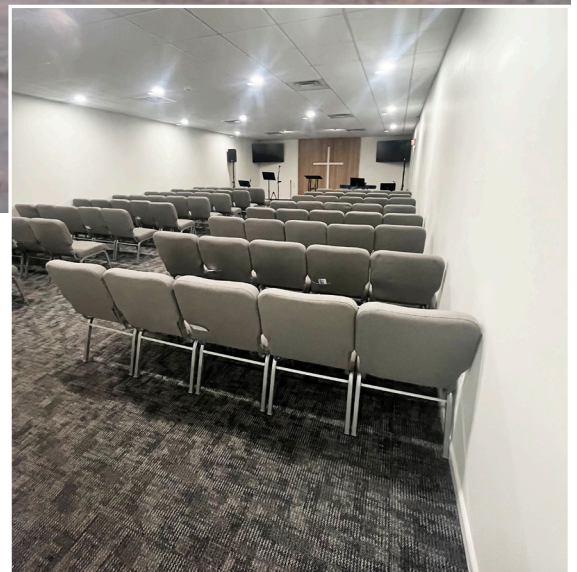


FOR SALE

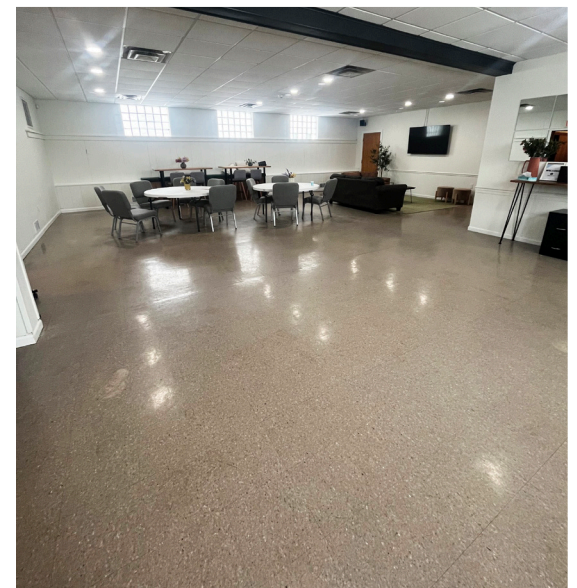
4,584 SF CHURCH PROPERTY

97 Lucid Drive, Cheektowaga, NY 14225



PROPERTY HIGHLIGHTS:

- Church property on 4.1 acres
- Seating for 80 in Sanctuary
- Move in ready
- Commercial kitchen
- 1 private office (currently used as playroom for kids)
- Full sized soccer field
- Detached building opens up into a pavilion
- Additional heated, cooled & insulated space in detached pavilion
- Parking for 100+ cars
- Secluded location



DEMOGRAPHICS:

	<u>2- Miles</u>	<u>5-Miles</u>
Population:	51,426	313,852
Households:	22,393	130,513
Average HH Income:	\$70,797	\$75,432



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Joseph Deck, SIOR
Associate Real Estate Broker

C: 716.830.3325

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Richard Wadsworth
Real Estate Salesperson

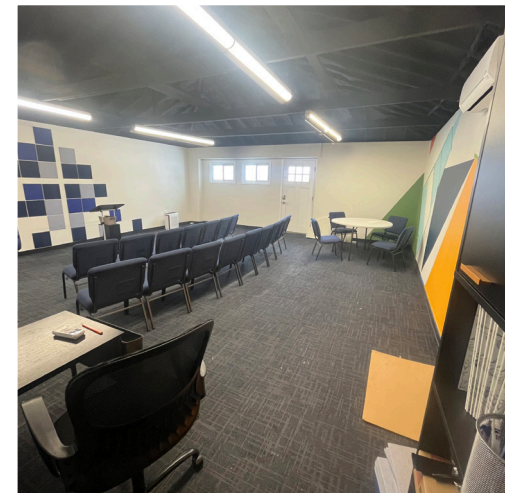
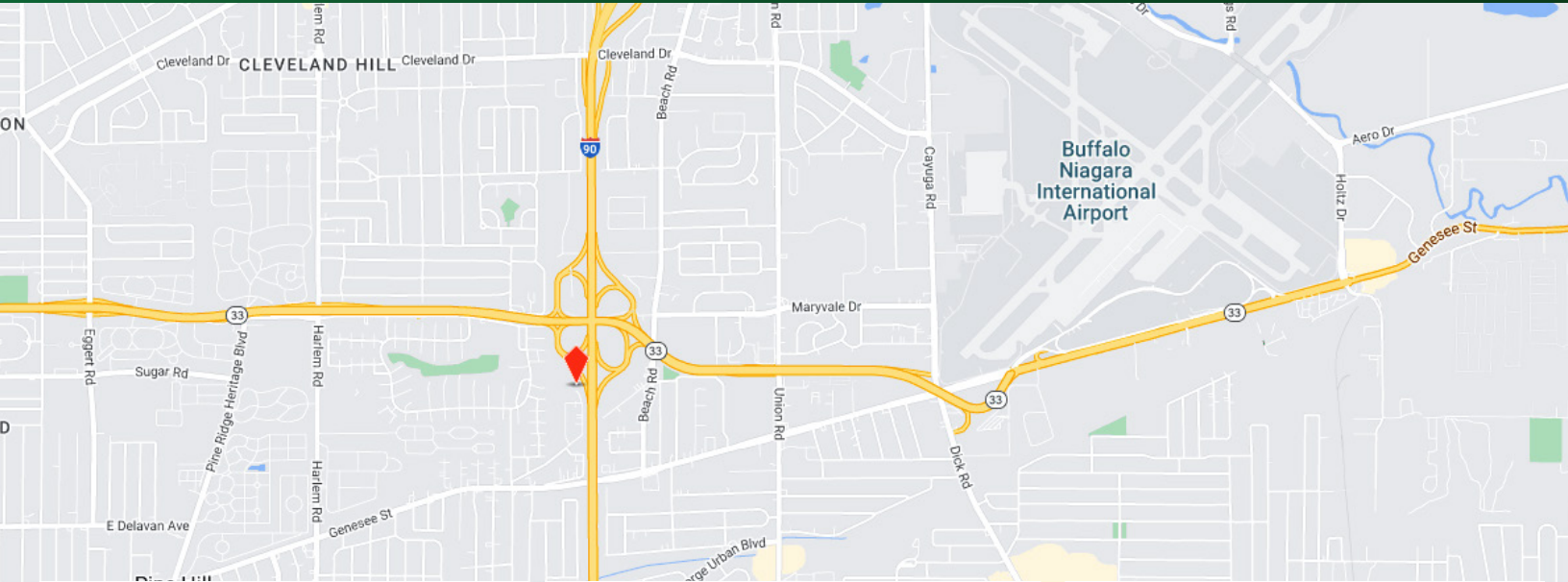
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Four Seasons Room Exterior

Four Seasons Room Interior



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