

FOR SALE

235 PRIDE STREET

WESTBROOK, ME

KEY ATTRIBUTES

- Built on Pride Street at the top of a prominent hill Pride's Corner Congregational Church was constructed by its members in 1960 employing vision and quality construction, which exudes a warm and welcoming presence throughout
- The well-designed structure has been occupied by the congregation since it was completed and meticulously maintained since it was built
- In addition to the congregation occupying Prides Corner Congregational Church, MY First School, a thriving preschool, leases space in the building with a lease that runs through August of this year, and would like to continue to lease from a new owner (the playground equipment belongs to the school and will be removed when they vacate the space)
- The building is wood frame construction with a masonry lower level, a Gable/Hip Roof with asphalt shingles replaced in 2025
- Elevator access connecting the upper and lower level
- The property consists of:
 - Sanctuary at street level seating 250 people
 - Lower Level under the Sanctuary containing Nursery School, offices, Cushman meeting room with seating for 35 people, an adjacent kitchen and fireplace
 - Friendship Hall is an adjoining event space seating 150 people with a fully equipped commercial kitchen
 - Two sheds and a playground outside
 - Parking for 200 or so attendees
 - 2.14± Acres of land where additional parking could be developed behind the playground
- Located in growing Westbrook, and easily accessible from surrounding municipalities



BUILDING EXTERIOR AND PARKING



SANCTUARY TOWARD ENTRY DOORS



Roxane A. Cole, CCIM
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COMMERCIAL BROKER



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The statements and figures presented herein, while not guaranteed, are secured from authoritative sources. The broker discloses that she is acting solely as an agent for the seller in the marketing, negotiation and selling of the property.



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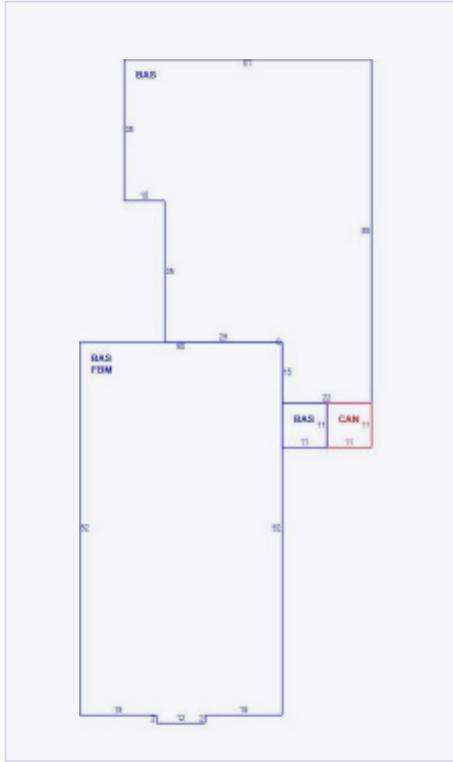
PASTOR'S OFFICE



MY FIRST SCHOOL CLASSROOM



FRIENDSHIP HALL EVENT SPACE



FRIENDSHIP HALL KITCHEN



CHURCH OFFICE



MY FIRST SCHOOL CLASSROOM



CUSHMAN MEETING ROOM

PROPERTY DATA

WATER AND SEWER
Public

MAP/BLOCK
Map 055 Block 022

FUEL
Oil
Propane for cooking

DEED REFERENCE
Book 2355,
Page 0236

ELECTRICITY
3-phase

ZONING
Residential
Growth
Area 2

GROSS SF
13,740

SALE PRICE
\$1,900,000
(\$138.28/SF)

EFFECTIVE SF
12,256