



**SALES - LEASING - APPRAISALS**  
 Top 1% in USA. Over 2,600 Transactions Closed  
**VICTOR WEINBERGER**  
**NICK PSOMOPOULOS**  
 917-806-7040 CELL 917-882-3230  
 718-533-4136 OFFICE 718-533-4107



**FOR SALE:**  
**Yonkers Church Building with parking**  
 42 Park Hill Ave (church)  
 181 Waverly St (Parking Lot)  
 Yonkers, NY., 10701



**FEATURING:**

- \* 300 Person Capacity in Sanctuary/Mezzanine
- \* Lower Level with 12 ft ceiling has 150 persons capacity
- \* Building fully renovated and well maintained
- \* Lower Level previously used as a Day Care School
- \* Lower Level has a professional commercial kitchen
- \* Ceiling fans and central air units throughout the building
- \* Rest rooms on every floor (including mezzanine)
- \* Exterior features a playground for a former day care
- \* 10,000 SF paved parking 1 block away
- \* Situated 2.5 blocks to South Broadway
- \* Near Schools, hospitals, park, and highways
- \* This area of Yonkers is conveniently located near all

Price: ~~\$3,250,000~~ Reduced to \$2,750,000

SEE Video: <https://youtu.be/Nup3PfdmLQ> Highlight Link and open in new window





# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

OFFICE

718-533-4107



35 years experience

### AERIAL VIEW





34 years experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

OFFICE

718-533-4107



35 years experience

### AERIAL VIEW





34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

OFFICE

718-533-4107



35 years  
experience

### AERIAL VIEW





34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

OFFICE

718-533-4107



35 years  
experience

### AERIAL VIEW





34 years experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

OFFICE

718-533-4107



35 years experience

### AERIAL VIEW





34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

OFFICE

718-533-4107



35 years  
experience

### AERIAL VIEW





# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

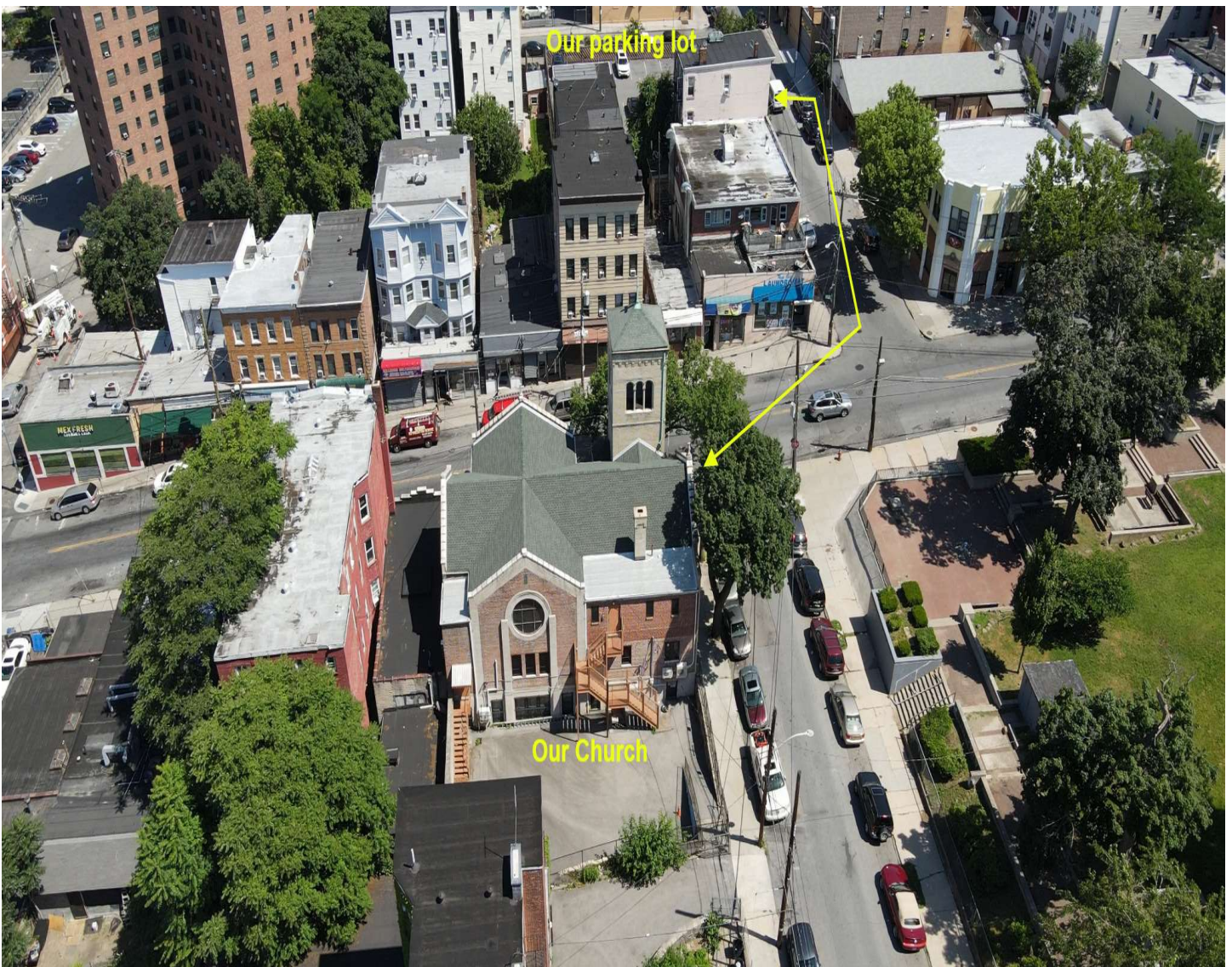
OFFICE

718-533-4107



35 years experience

### AERIAL VIEW







34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

OFFICE

718-533-4107



35 years  
experience

### AERIAL VIEW





# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

OFFICE

718-533-4107



35 years experience

### AERIAL VIEW





34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

OFFICE

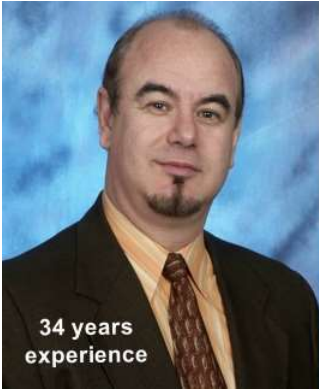
718-533-4107



35 years  
experience

### PARKING LOT at 181 Waverly Street





34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

OFFICE

718-533-4107



35 years  
experience





34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

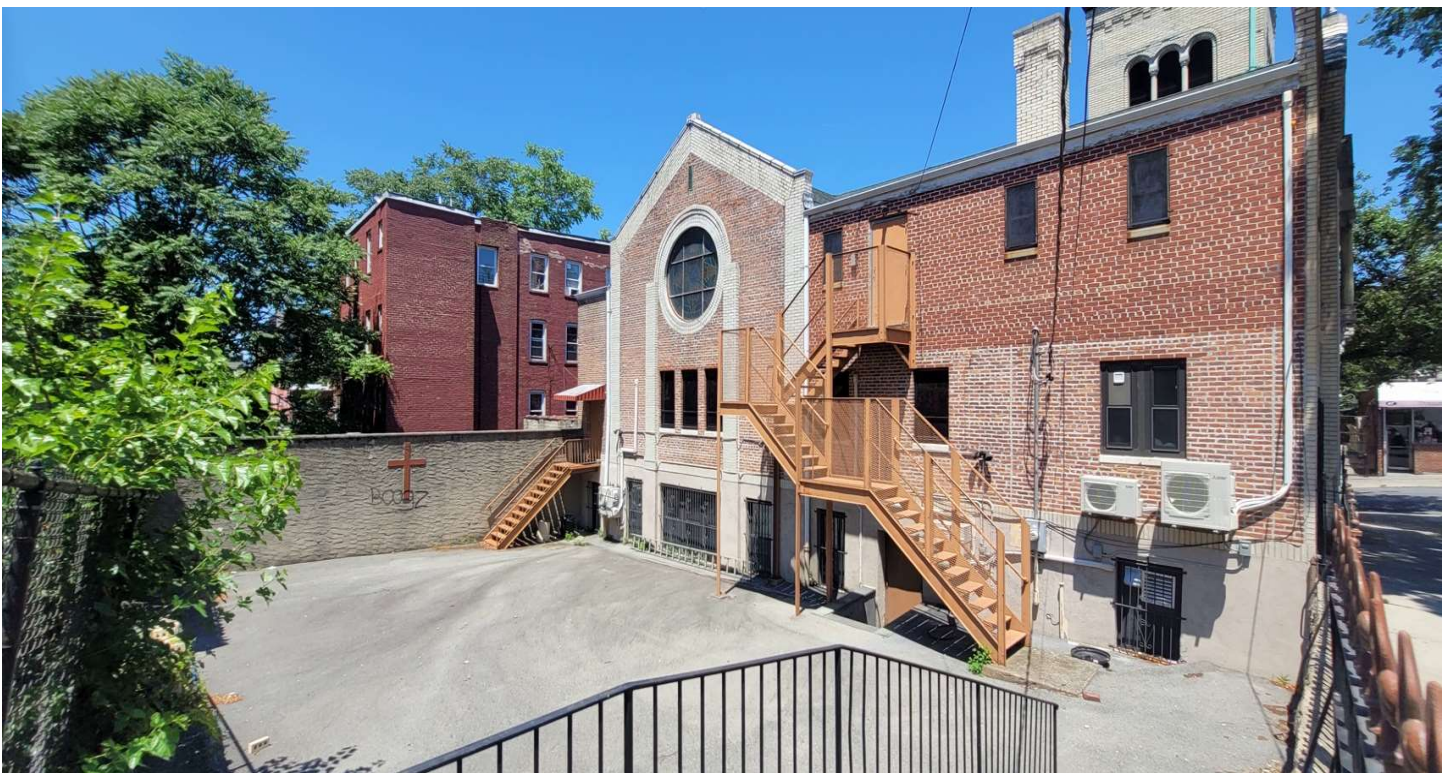
718-533-4136

OFFICE

718-533-4107



35 years  
experience





34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

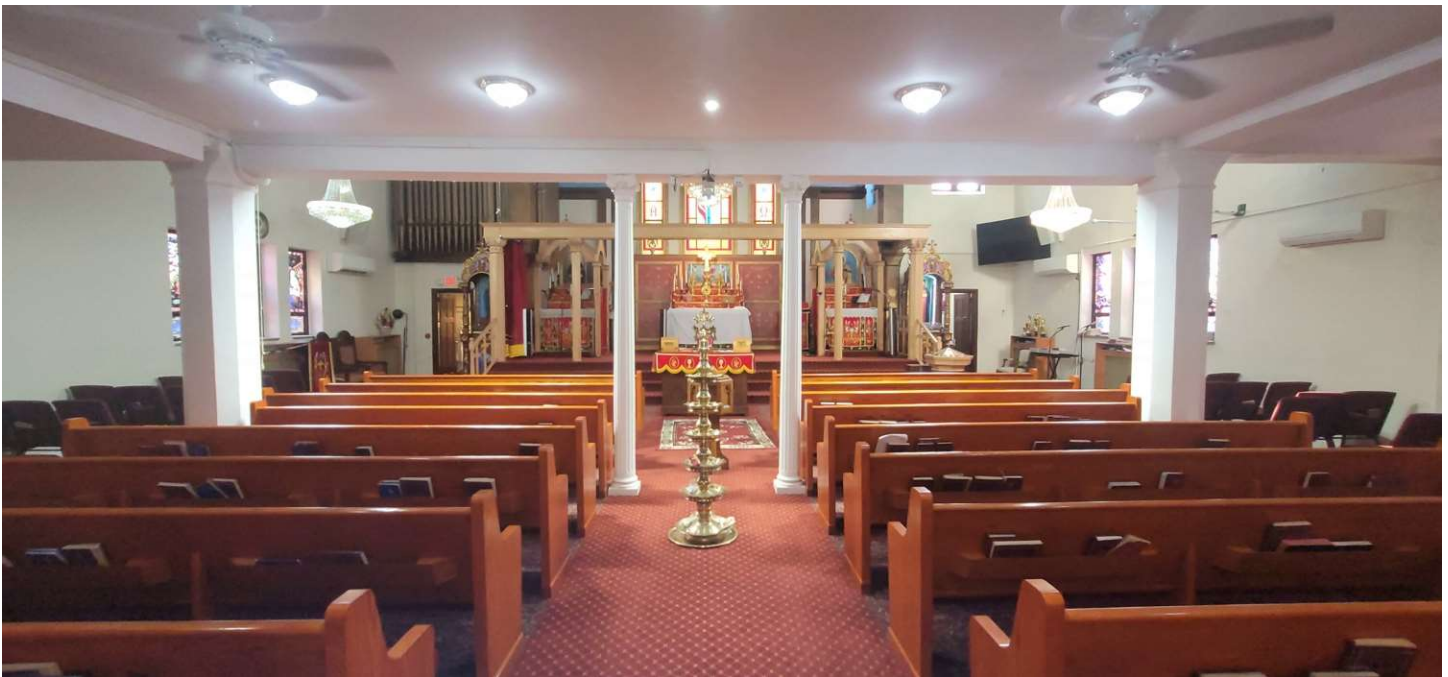
718-533-4136

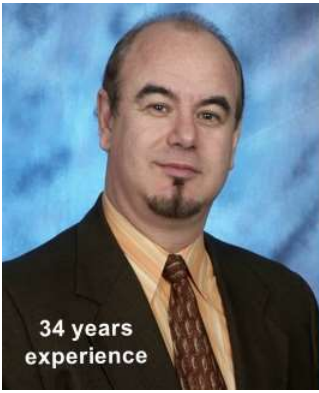
OFFICE

718-533-4107



35 years  
experience





34 years experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER

## NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

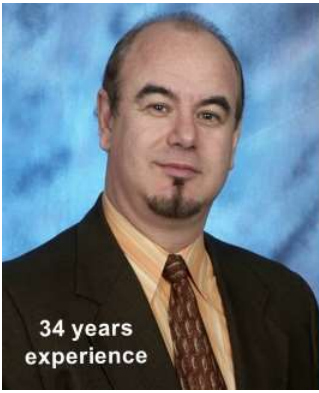
OFFICE

718-533-4107



35 years experience





34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER

## NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

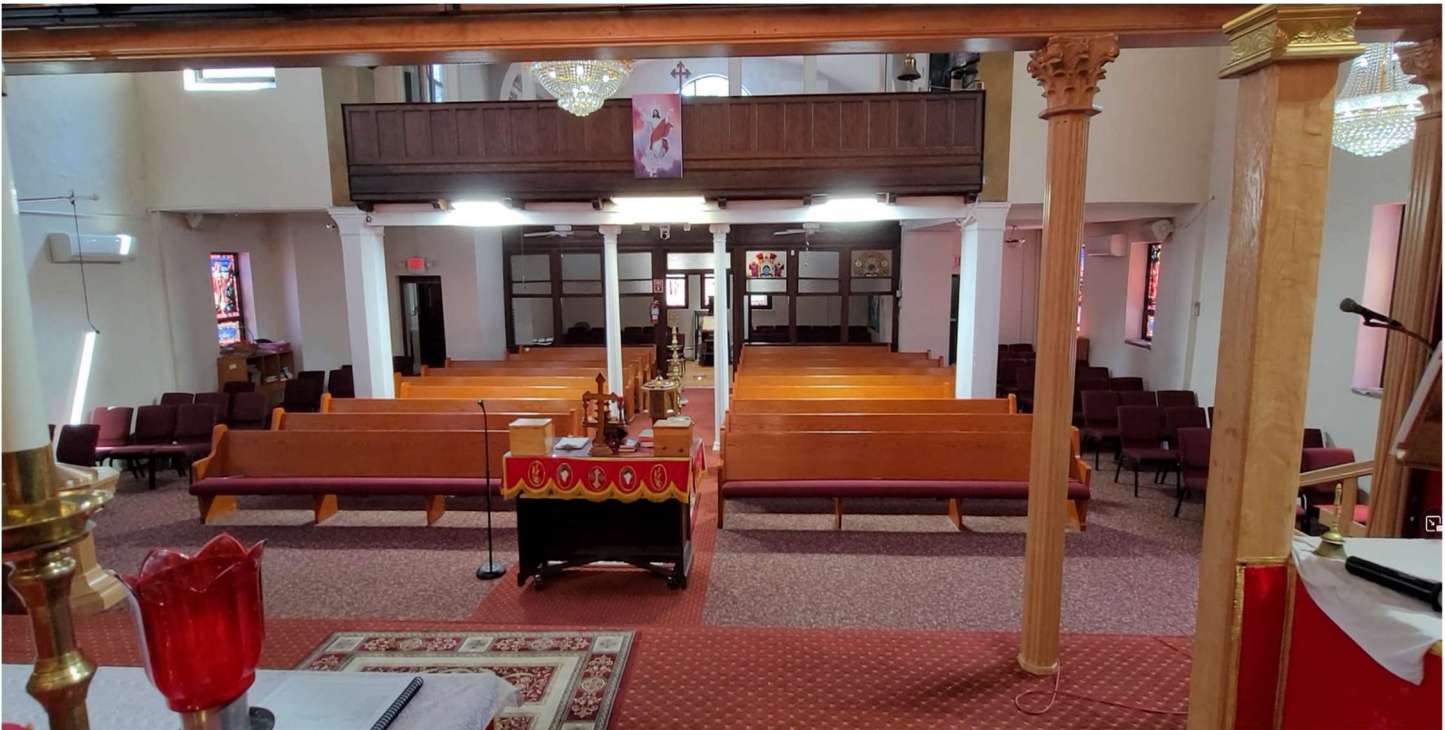
718-533-4136

OFFICE

718-533-4107



35 years  
experience







34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



**917-806-7040**    **CELL**    **917-882-3230**  
**718-533-4136**    **OFFICE**    **718-533-4107**



35 years  
experience





34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

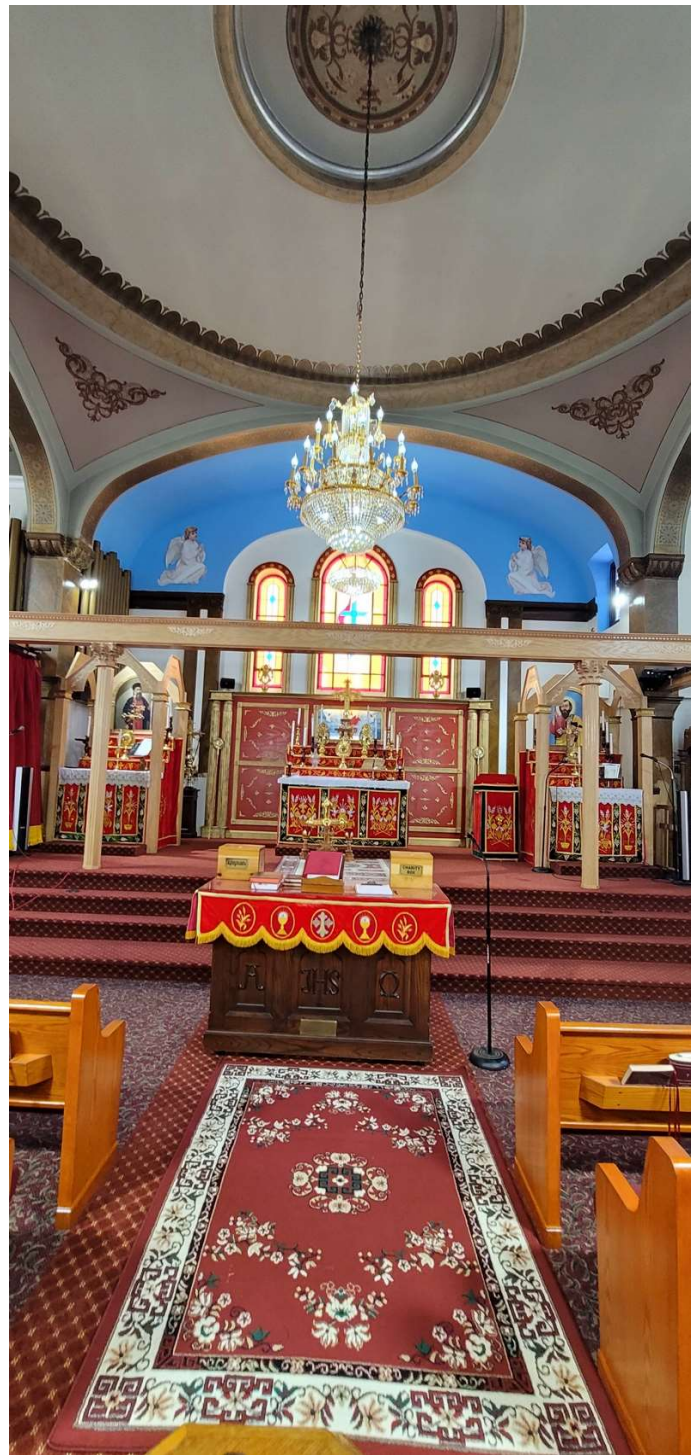
718-533-4136

OFFICE

718-533-4107



35 years  
experience





34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

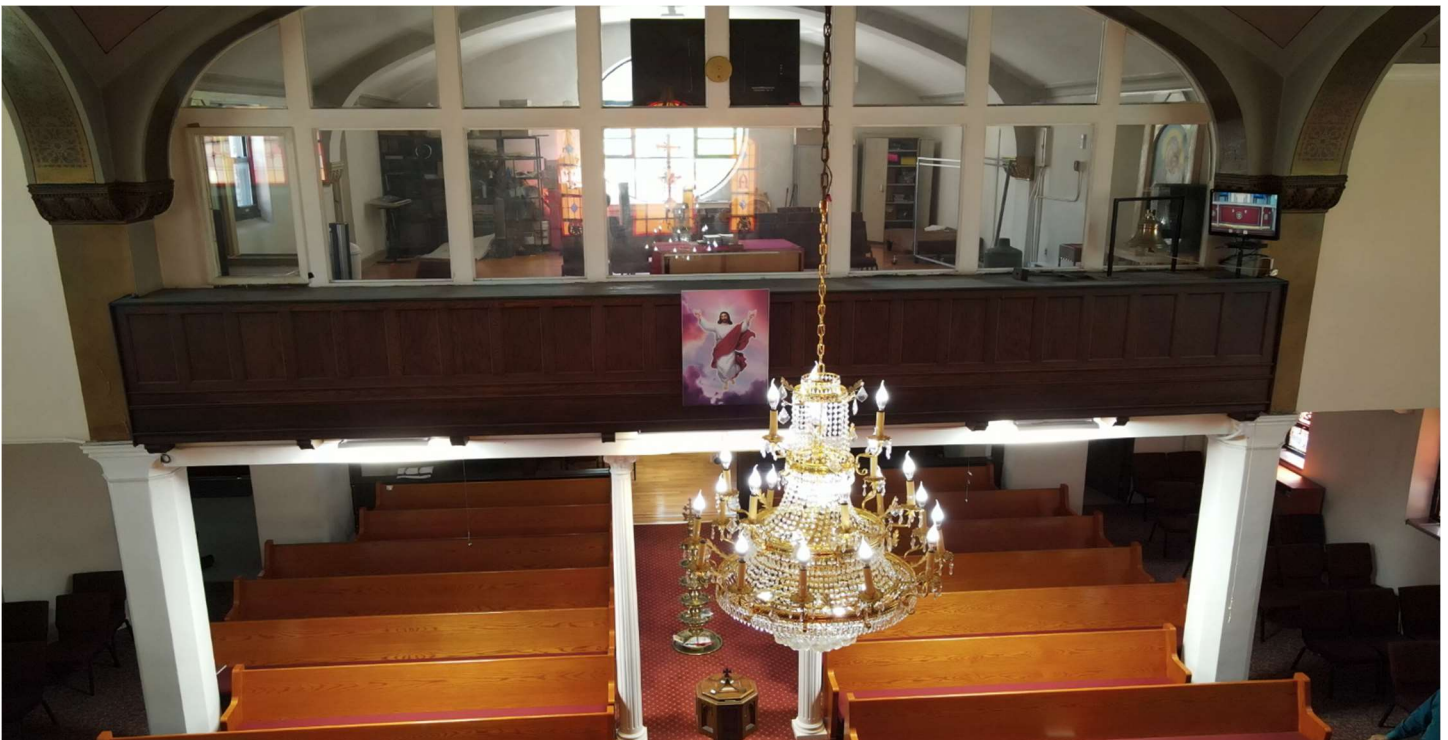
718-533-4136

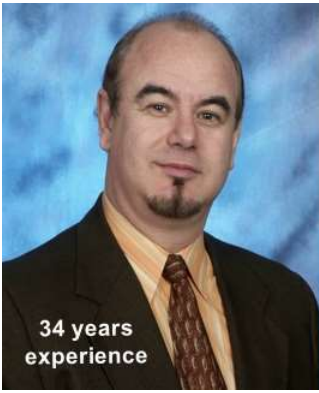
OFFICE

718-533-4107



35 years  
experience





34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER

## NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

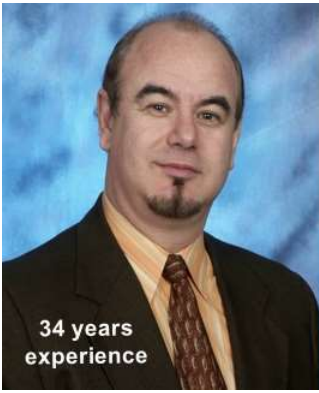
OFFICE

718-533-4107



35 years  
experience





34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER

## NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

OFFICE

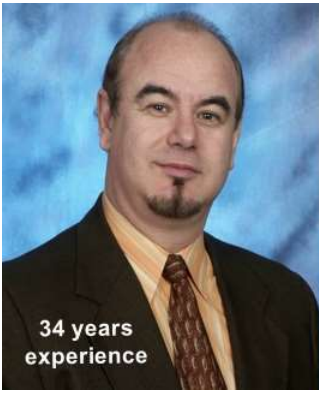
718-533-4107



35 years  
experience

### Mezzanine





34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER

## NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

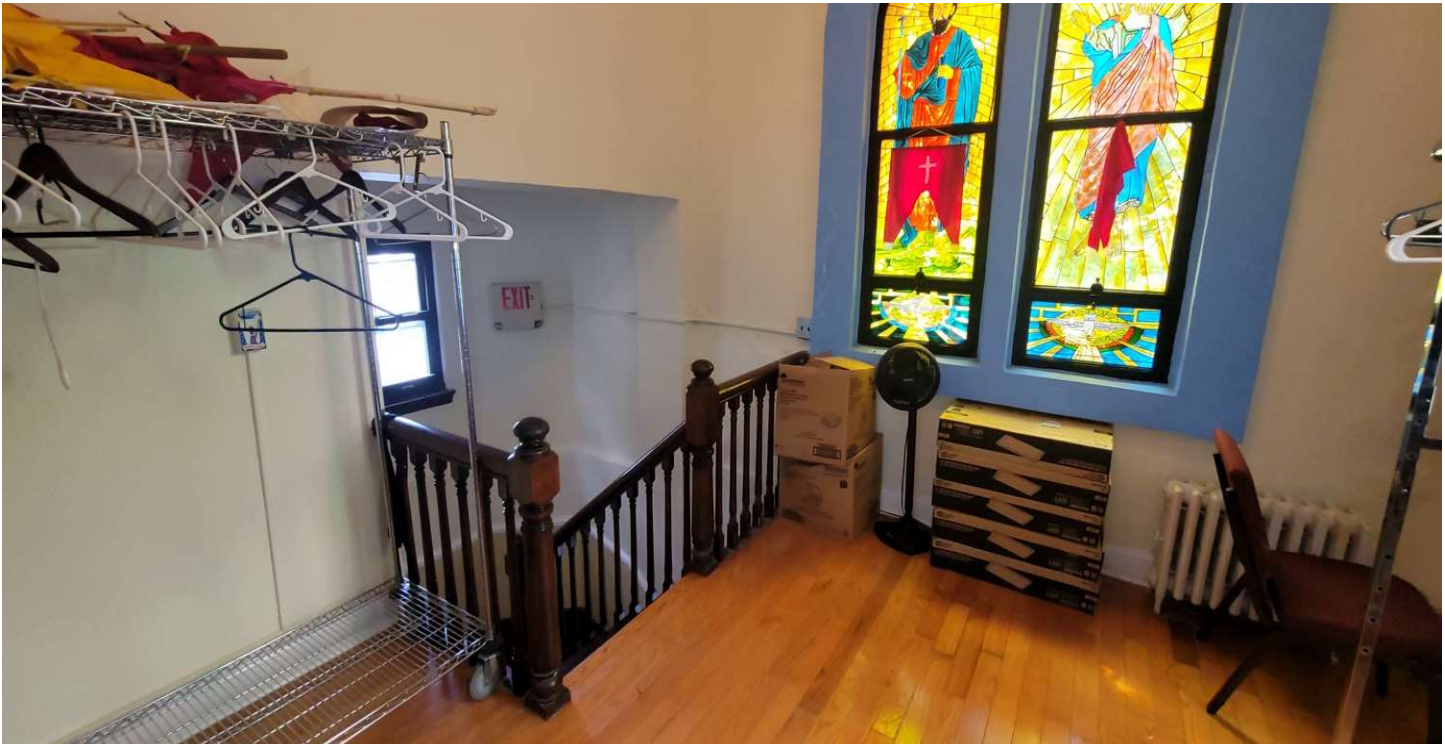
718-533-4136

OFFICE

718-533-4107



35 years  
experience





34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

OFFICE

718-533-4107



35 years  
experience

### Lower Level





34 years  
experience

**SALES - LEASING - APPRAISALS**

Top 1% in USA. Over 2,600 Transactions Closed



**VICTOR WEINBERGER**

**NICK PSOMOPOULOS**



**917-806-7040**

**CELL**

**917-882-3230**

**718-533-4136**

**OFFICE**

**718-533-4107**



35 years  
experience

### Lower Level Kitchen







34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

OFFICE

718-533-4107



35 years  
experience





34 years  
experience

# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

OFFICE

718-533-4107



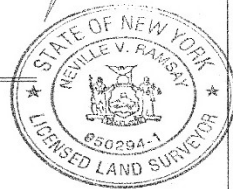
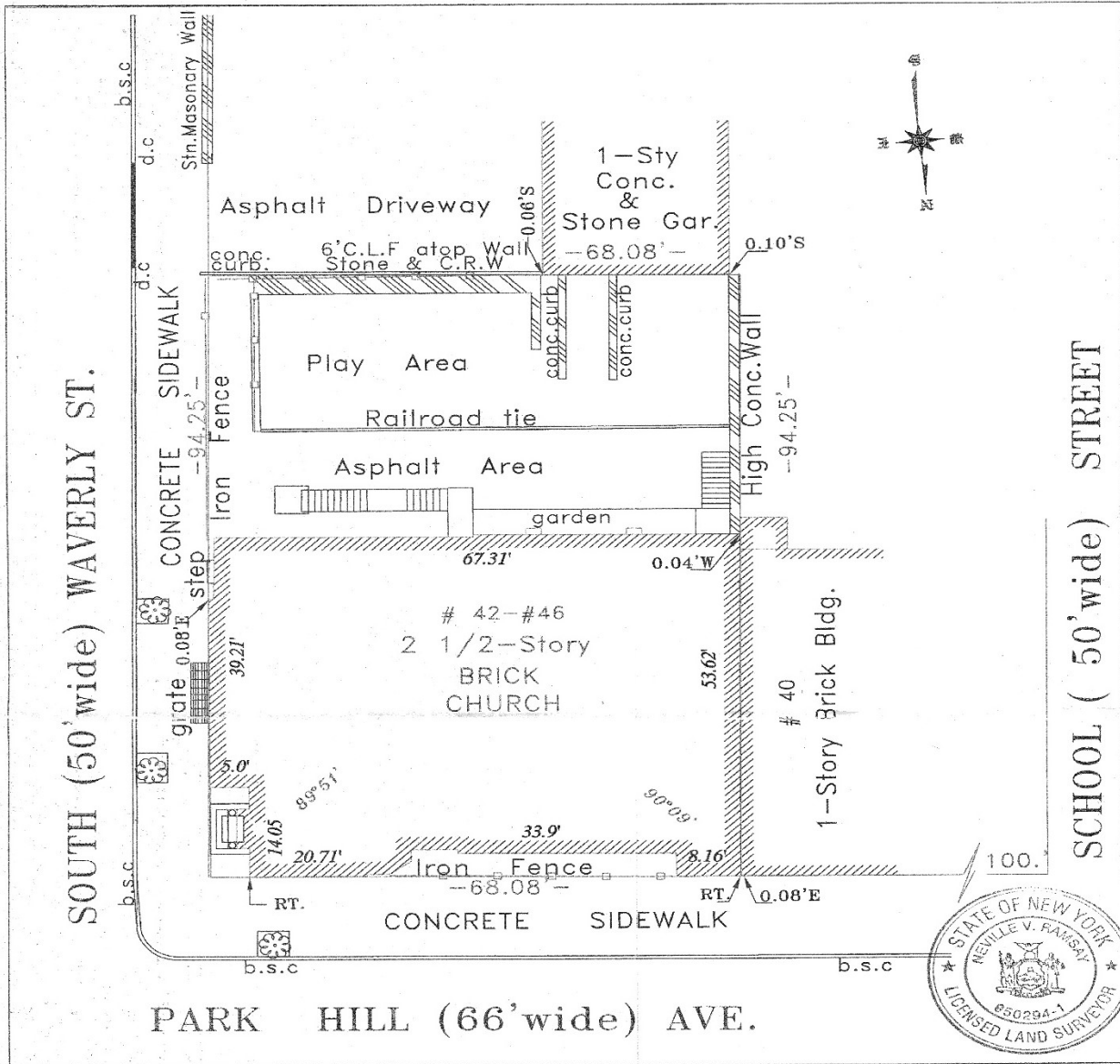
35 years  
experience



# SURVEY 42 PARK HILL AVE

**NVREC, INC.**

PROFESSIONAL LAND SURVEYORS-PLANNERS



SCALE 1" = 16'

**NVREC, INC.:** LAND SURVEYORS - PLANNERS  
 3024 RADCLIFF AVENUE  
 BRONX, NEW YORK 10469  
 PH. : (718) 884-2763 ,  
 PH. : (718) 601-9753 ,  
 FAX : (718) 796-9203  
 MOBILE : (917) 544-8174

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON AND OR THE ORGANIZATION FOR WHOM THIS SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE SUCCESSORS AND OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY STAMPED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

TAX MAP OF CITY OF YONKERS, WESTCHESTER COUNTY, STATE OF NEW YORK LOTS 11 & 12, BLOCK 196 FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE

THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES ACROSS THE PROPERTY AS SHOWN ON THIS SURVEY

**CERTIFICATIONS:**

- 1) TIGOR TITLE INSURANCE COMPANY
- 2) ST. GREGORY'S ORTHODOX CHURCH

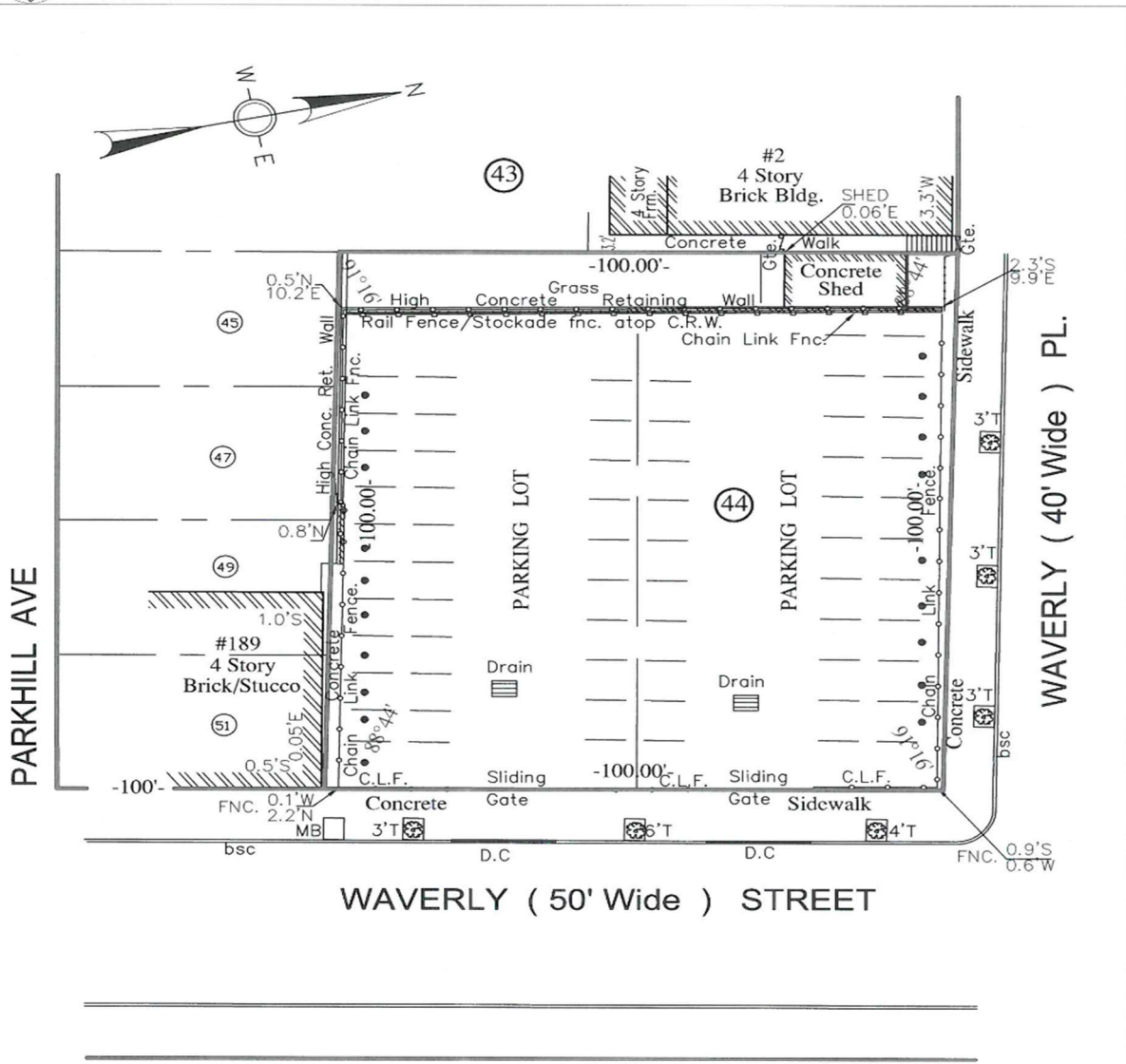
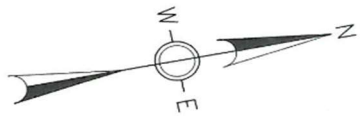
**TITLE SURVEY**  
 OF  
**# 42 PARK HILL AVE**  
 SITUATED IN THE  
 CITY OF YONKERS  
 WESTCHESTER COUNTY  
 STATE OF NEW YORK.

SURVEYED 07/15/09  
 DRAFTED 07/26/09

NEVILLE V. RAMSAY LIC. No. 050294-1

# SURVEY 181 WAVERLY STREET

**RAMSAY LAND SURVEYING, P.C.**  
PROFESSIONAL LAND SURVEYORS-PLANNERS



RAMSAY LAND SURVEYING, P.C.  
LAND SURVEYORS - PLANNERS  
3024 RADCLIFF AVENUE  
BRONX, NEW YORK 10469  
PH. : (718) 884-2763 .  
PH. : (718) 601-9753 .  
FAX : (718) 796-9203  
MOBILE : (917) 544-8174

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON AND OR THE ORGANIZATION FOR WHOM THIS SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE SUCCESSORS AND OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.

KNOWN AND DESIGNATED AS LOT NO.44 BLOCK478, SEC.1.  
TOWN OF YONKERS, WESTCHESTER COUNTY, N.Y.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY STAMPED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES ACROSS THE PROPERTY AS SHOWN ON THIS SURVEY

SCALE : 1' = 20"

**CERTIFICATIONS:**  
1-ST.GREGORIOS ORTHODOX CHURCH  
2-ATLANTIC TITLE INC.  
The Security Title Guarantee Corporation of Baltimore  
3-M&T BANK.

TITLE SURVEY  
OF  
#181 WAVERLY STREET  
SITUATE IN THE  
TOWN OF YONKERS  
WESTCHESTER COUNTY  
STATE OF NEW YORK.

SURVEYED: 07/31/15  
DRAFTED: 10/10/15



NEVILLE V. RAMSAY LIC. No. 050294-1



# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



**VICTOR WEINBERGER**  
**NICK PSOMOPOULOS**



**917-806-7040**

**CELL**

**917-882-3230**

**718-533-4136**

**OFFICE**

**718-533-4107**



35 years experience

## Overview 42 Park Hill Ave

### Location

Property address	42 Park Hill Ave Yonkers, NY 10701
County	Westchester
Lat/long	40.92887,-73.89391
Section, block & lot	1-196-11.12



### Property Tax

Tax year	2021
Land value	\$186,603
Building value	\$2,296,697
Market value	\$2,483,300
Base tax	\$51,769
Current tax	\$912

### Land

Property class	Religious (620)
Zoning	BA
Acreage	0.14
Lot dimensions	68 ft X 94 ft

### Building

Year built	1924
Stories	1

## Overview 181 Waverly Street

### Location

Property address	181 Waverly St Yonkers, NY 10701
County	Westchester
Lat/long	40.92958,-73.89373
Section, block & lot	1-478-44



Municipality	Yonkers
School district	Yonkers
Neighborhood	Old Seven Ward

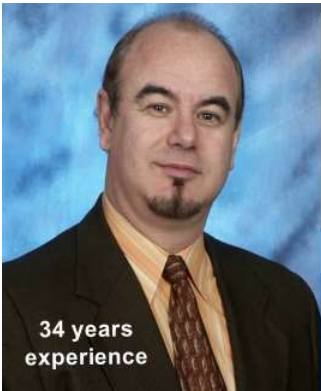
### Property Tax

Tax year	2021
Land value	\$200,957
Building value	\$43
Market value	\$201,000
Base tax	\$4,189
Current tax	\$73

### Land

Property class	Parking Lot (438)
Zoning	M
Qualified opportunity zone	Yes (map)
Acreage	0.22





# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



917-806-7040

CELL

917-882-3230

718-533-4136

OFFICE

718-533-4107



## TAX MAP 42 PARK HILL AVE AND 181 WAVERLY STREET





# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



## VICTOR WEINBERGER NICK PSOMOPOULOS



**917-806-7040**    **CELL**    **917-882-3230**  
**718-533-4136**    **OFFICE**    **718-533-4107**



## Zoning Map and Tax Map





# SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



**VICTOR WEINBERGER**  
**NICK PSOMOPOULOS**



**917-806-7040**

**CELL**

**917-882-3230**

**718-533-4136**

**OFFICE**

**718-533-4107**



35 years experience

## DEMOGRAPHICS 10701 ZIPCODE (2020)

Demographic data shown in this section was gathered from the 2020 American Community Survey and refers to zip code 10701.

### Population Demographics

Total population	61,367
Female population	51.0%
Male population	49.0%
Median age	35.2
Male median age	34
Female median age	36.7

### Education

No highschool	9.7%
Some highschool or college	57.5%
Bachelors degree	15.2%

### Other

Citizens	85.6%
Citizens born in US	62.1%
English speakers	88.0%

### Journey to Work

Work in a metropolitan area	99.9%
Work in a micropolitan area	0.1%
Work at home	4.2%
Go to work by car	56.8%
Go to work after 10 am	17.5%

### Economic/Employment

Average household income	\$77,004
White collar	79.4%
Blue collar	20.6%

### Housing

Family households	62.9%
Households with kids	33.7%
Housing units	25,788
Occupied housing units	23,636
Owner occupied units	30.6%
Average number of people per household	2.55
Median year structure built	1959
Houses with mortgages	60.1%

### Wealth

Median value for units with a mortgage	\$380,300
Median value for units without a mortgage	\$322,800
Median gross rent	\$1,433
Median mobile home values	\$0
Median housing costs per month	\$1,450
Population in poverty	19.0%