

FOR SALE | Religious Facility & Childcare Operation | \$2,400,000

Offered by

PraiseBuildings
RELIGIOUS PROPERTY BROKERAGE

Contact broker:

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2203-2205 Lancaster Ave, Wilmington, DE

Executive Summary

This turnkey religious complex with an operating childcare business is ready for a new congregation. The daycare business has been serving the neighborhood for decades, and (apart from Covid) has always had a waiting list. The bright and cheery school wing permits a capacity of 126 children, and includes a reception area, director's office, 14 classrooms, a gymnasium, outdoor play areas, and more. Some of the furniture and equipment will convey with the sale.

Connected to the school wing is the sanctuary, fellowship hall, and kitchen and pastor's office. Part of the fellowship hall is currently used in support of the daycare, providing four additional classroom spaces and use of the commercial kitchen. According to county records, the hall originally had an occupancy of 363, while the sanctuary had an occupancy of 370. In its current configuration, the sanctuary seats roughly 200. However, the space could easily be restored to its original configuration, permitting overflow seating in the fellowship hall.

In addition to the church and school, the property includes a stately four-level residence, converted to elegant offices and meeting space, with a bonus guest suite on the attic level. The house has paved parking, front and rear. Lead and asbestos have been remediated. The property has been renovated with care and meticulously maintained. There are no known deferred maintenance issues, and the seller welcomes potential buyers to undertake a full inspection. There is no lease option.

Sample Mortgage Terms

- Sale price: **\$2,400,000**
- 30% down: **\$ 720,000**
- Loan amount: **\$1,680,000**
- Interest rate: **5.5%**
- Amortization: **20 years**

Monthly payment of \$11,556.00

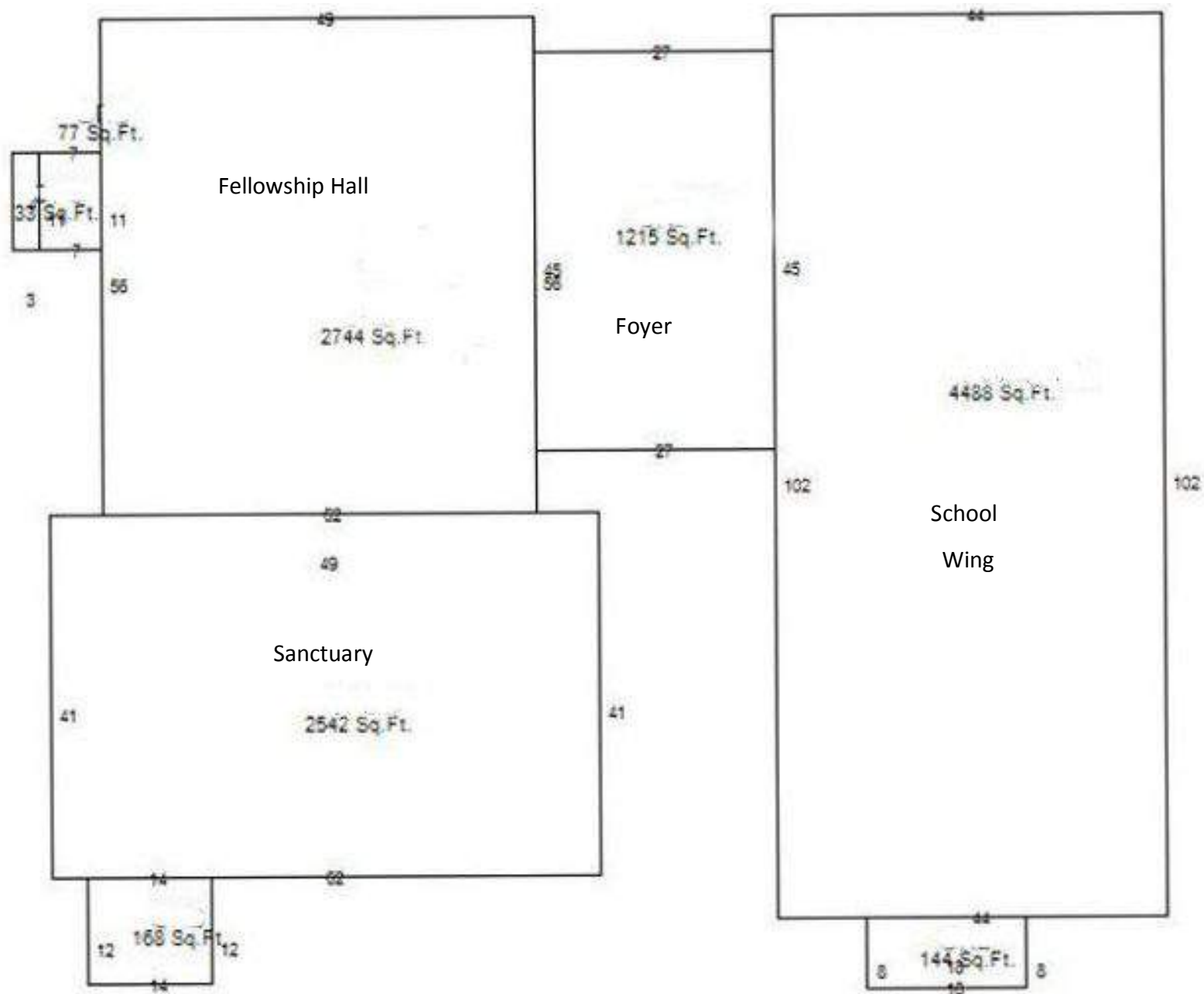
Property Highlights

- Tax ID 26-026.30-012.
- Zoning: 26R-3 (residential—one-family row house).
- ±1.34 acres.
- Deed reference: 20070301-0019892.
- Church built 1892, school wing built 1929.
- Both with stone exterior with slate roof.
- Boiler and central air conditioning.
- Sanctuary includes a baptistry.
- Church and school: ±17,700 SF plus basement.
- Parsonage/office: ±2600 SF plus basement.
- Parsonage has four bedrooms (now offices), two baths, kitchen, living room, dining room (now an office) with small butler's station, and a heat pump system for dual-zoned heating and cooling.
- Approximately 15 parking spaces.
- Additional street parking on Lancaster and Woodlawn.

PraiseBuildings Religious Property Brokerage, LLC | 5771 Waterloo Road | Ellicott City, Maryland, 21043 | 855.204.2400 | [PraiseBuildings.com](https://www.PraiseBuildings.com)

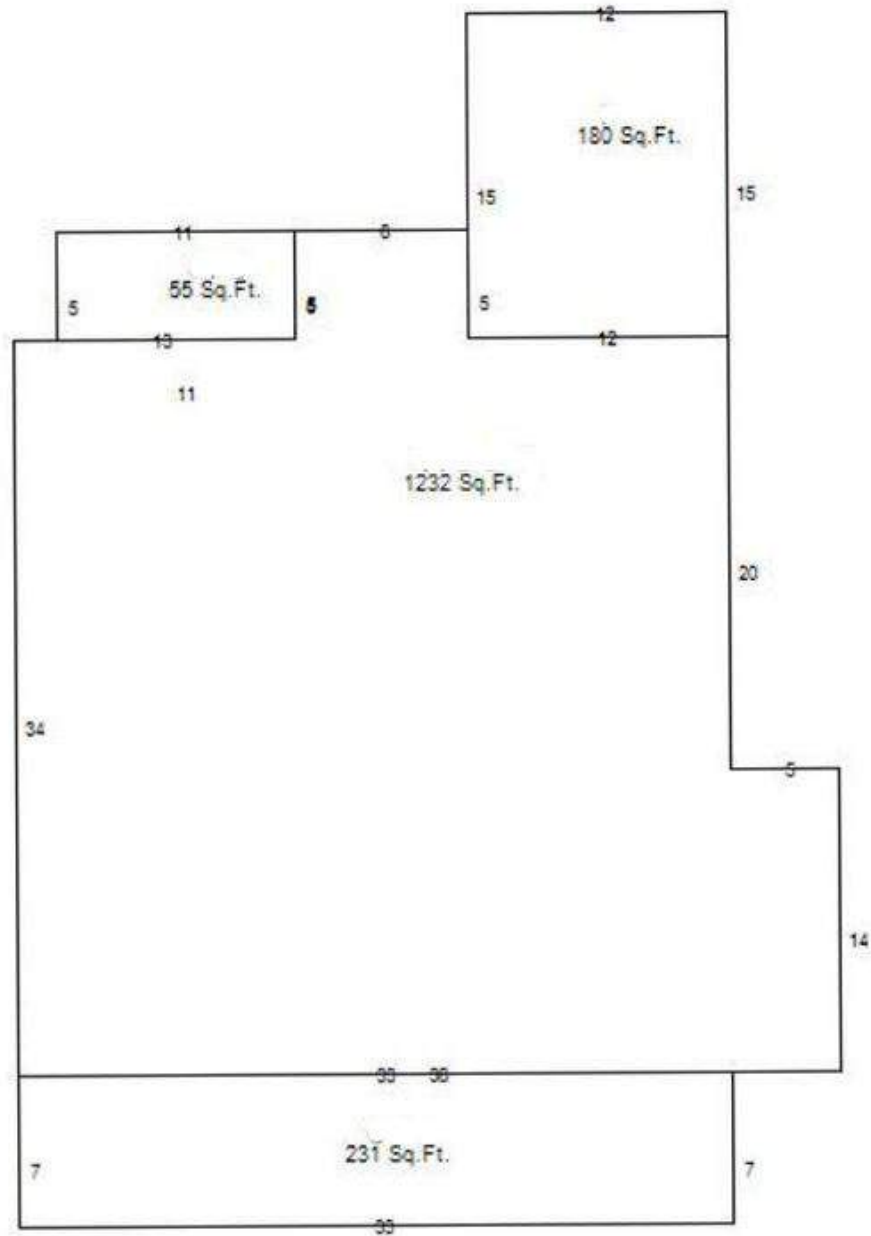
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Building Footprint – Church and School Wing

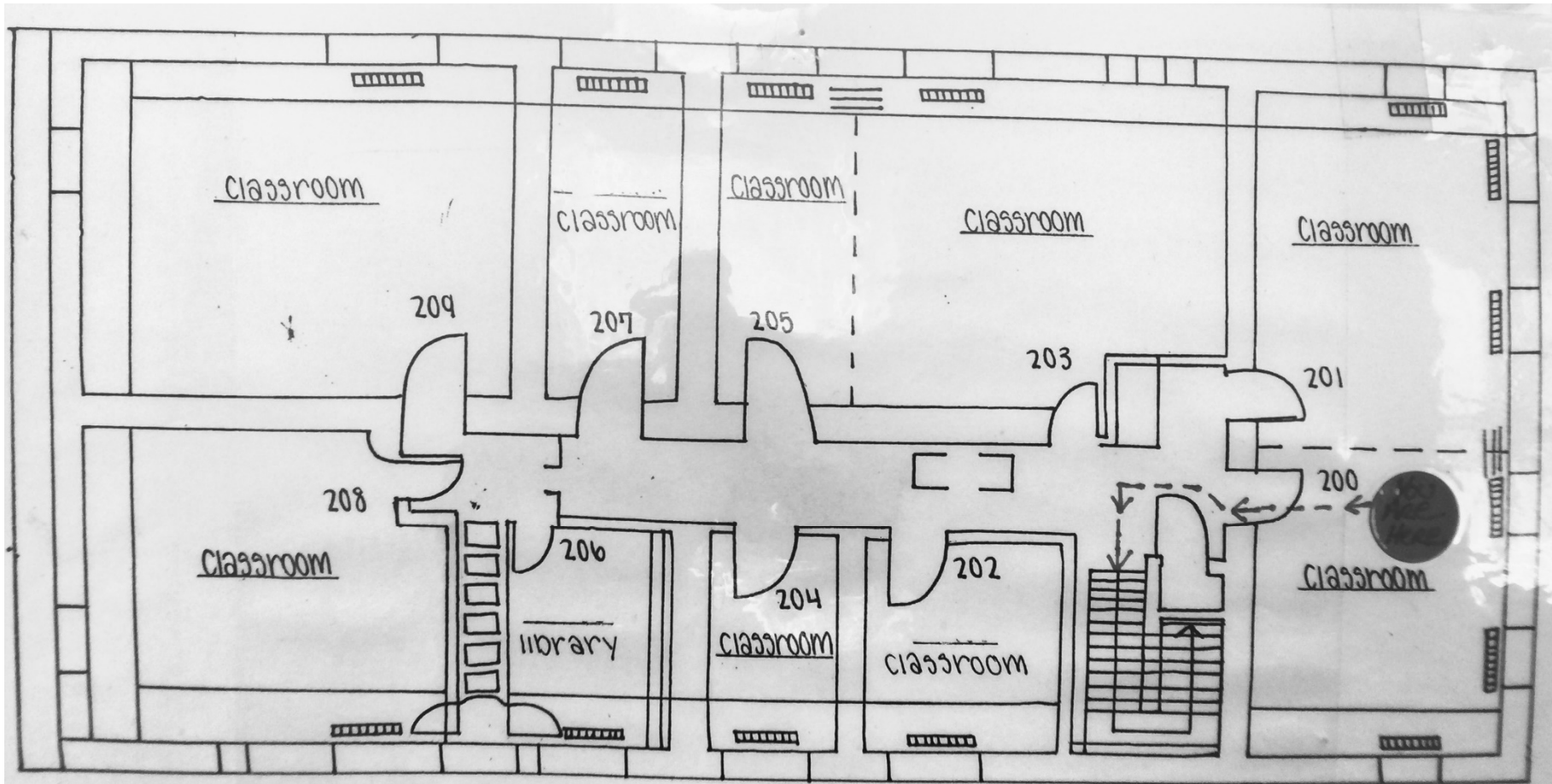


NB: These footprints are deemed reliable, based on county records, but should be verified during due diligence.

Building Footprint – Converted Residence



Floor Plan – Second Floor School Wing





Church – exterior front



Church – exterior front



Church – sanctuary



Church – sanctuary



Church – sanctuary altar



Pastor's office, with entry to sanctuary



Foyer entrance to church and school



Hall – commercial kitchen



School – exterior front



School – view of tot lot and outdoor seating



School – reception foyer



School – director's office



School – classroom (located in hall)



School – nursery



School – classroom



School – gymnasium



Residence/offices



Residence/offices – sitting room



Residence/offices – kitchen



Residence/offices – meeting room



Residence/offices – upper-level office



Residence/offices -- upper-level meeting room



Tax map



Residence/offices -- upper-level office