

Dormition of the Theotokos

Parish Council Agenda

June 4, 2016

1. Opening Prayer (*O Heavenly King...*)
2. 7367 Sheppard Ave Property
 - a. Discussion
 - i. Approximately 4500 sq ft
 - ii. On a slab
 - iii. 50 parking spaces
 - iv. Not much landscaping to take care of
 - v. Sold for \$1.8M in 1987; the last time a deed changed hands it was for \$300K.
 - vi. Needs A/C system (\$20K)
 - vii. Needs interior renovation for the sanctuary (\$30K - \$50K)
 - viii. Considering rolling renovation costs into the loan
 - ix. Need to research bank terms: interest rates, closing costs, all in costs.
 - x. Title fees; building, termite, and moisture inspections
 - xi. We need to write a contract where we can walk if the financial terms are not met.
 - b. Consensus to move ahead.
 - i. Offer of \$300K contingent on inspections
 1. Church Council (M/S/A) one abstention
 2. Building Committee (Agreed)
 - ii. \$5,000 Purchase Agreement, then inspections
 1. Church Council (M/S/A) one abstention
 - iii. If we can't get a quorum at the Parish Meeting, we can the meeting out after July 4th
3. Closing Prayer / Adjournment (*It is Truly Meet*)

RIDDLE
ASSOCIATES Inc.
Commercial Real Estate

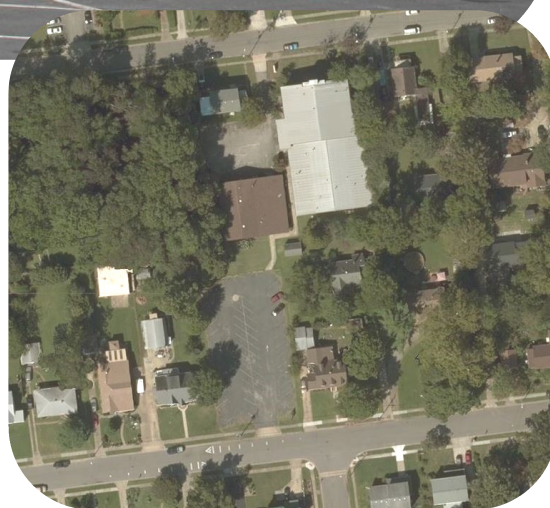
FOR SALE

**736 Sheppard Avenue
Norfolk, Virginia 23518
(Former Religious Facility)**



SALES PRICE: \$300,000

- 4,235 sf Specialty Building
- Ample parking!
- Built in 1997
- Large open area with seating for about 120 people
- 4 offices, 2 large bathrooms, and full kitchen
- 0.68 acre lot, ample parking
- Zoned R-6
- Ideal for religious facility, community center, meeting hall, etc.
- Off Tidewater Drive one mile from I-64



FOR INFORMATION CONTACT: LINDSEY R. ELLIOTT

The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.

EXCLUSIVELY OFFERED BY

RIDDLE ASSOCIATES, INC.

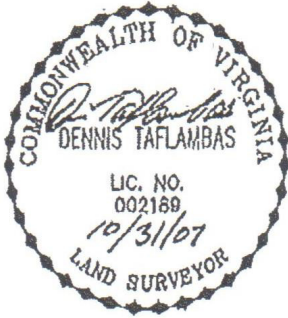
(757) 523-1900

530 Woodlake Circle, Suite #100, Chesapeake, VA 23320



736 Sheppard Avenue

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PHYSICAL SURVEY OF
LOTS AA, BB AND CC, SUBDIVISION OF LOT 7, BLOCK B,
SECTION B & SOUTHERN 95' OF LOT 7, BLOCK E, SECTION C
COLONIAL HEIGHTS
NORFOLK, VIRGINIA M.D.25 P.59
FOR
SAINT PAUL DELIVERANCE CHRISTIAN CENTER

DJG
INTERNATIONAL

DENNIS J. GERYWITZ, P.C.
600 CENTRAL DRIVE, SUITE 112
VIRGINIA BEACH VIRGINIA 23461
757-494-1021 FAX 757-433-1340

Demographics »

	1 Mi	3 Mi
Population	17,001	100,790
Households	6,635	41,406
Average Age	35.40	36.10
Median HH Income	\$47,208	\$46,389
Daytime Employees	3,856	25,204
Population Growth '15-'20	↑ 1.4%	↑ 1.6%
Household Growth '15-'20	↑ 1.4%	↑ 1.6%

Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
Tidewater Dr	Marvin Ave	16,588	2014	0.17 mi
Sheppard Ave	Carrene Dr	1,126	2014	0.17 mi
Burksdale Rd	Colin Dr	650	2014	0.21 mi
Norman Ave	Tidewater Dr	1,206	2014	0.27 mi
Old Ocean View Rd	Alma Dr	3,536	2014	0.28 mi

