

FOR SALE

CHURCH

21 BLACKTHORN AVENUE, TORONTO
(ST CLAIR AVENUE AND CALEDONIA ROAD)



OPPORTUNITY

The subject property provides an excellent opportunity for a congregation to purchase a well maintained church with seating capacity for 250 plus (includes a balcony) in an established residential neighbourhood in west Toronto. The church is vacant and is in “move in condition”. The well lit lower level has a large hall with a stage and full kitchen. In addition there are numerous offices with ample space for programs and community groups, both upstairs and on the lower level. The St Clair Avenue street car is conveniently located nearby and a Municipal parking lot abuts the church.

PRICE: \$1,725,000



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PROPERTY DETAILS

Site Area: 10,247 sq ft
Frontage (Blackthorn Avenue): 73 feet
Depth: 140 feet

Legal description: Lt 350-352, Pl 1626 Toronto (West Toronto Junction); Toronto, City of Toronto Pin 213200920

Building details: The church was built in 1930 and the addition, on the north side of the building, was completed in 1957. The church seats 250 plus, which includes the balcony seating (the ground floor church area of prayer-including the various rooms, totals approximately 4,200 sq ft). The total gross floor area for the 3 levels of the building totals approximately 14,800 sq ft. The lower level, with lots of natural light, has a large Hall and stage, with a full kitchen. An elevator services 4 levels. There are 10 offices on the two levels of the addition.

Parking: A Municipal Parking Lot is located immediately to the north east of the church.

Public Transit: The church is located just off St Clair Avenue West and is convenient to the street car.

Neighbourhood: The church is situated within an established low density residential neighbourhood in west Toronto. The St Clair Avenue retail area is conveniently located to the south, and the Hydro corridor (which includes the Municipal Parking Lot) abuts the church to the north.

Chattels and Fixtures: Various items will be included in the sale including the church pews. A Schedule outlining the exclusions is available.

TERMS OF SALE

The property is being offered for sale on an "as-is, where is" basis. Preference will be given to offers with limited conditionality. The Seller does not wish to hold a VTB mortgage.

PRICE: \$1,725,000

*Building Drawings and a Survey are available.

*the sizes are estimates and are provided for information purposes. A Buyer should satisfy themselves in all regards to the sizes and review the building drawings and survey which are available from the Listing Agent

LISTING AGENT:

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