

**FOR SALE**  
**Church, west Toronto (Jane & St Clair)**



**40 Pritchard Avenue, Toronto**

**OPPORTUNITY**

The subject property provides a congregation with an excellent opportunity to purchase a vacant church in move-in condition, in an established residential neighbourhood in west Toronto. The church has an estimated seating capacity of 230. In addition there are two church halls, a lounge, offices, and a fully equipped kitchen. The lower level has above ground windows allowing natural light. The buildings are well appointed with some furniture (pews etc) to be included.

**ASKING PRICE: \$1,550,000**

**John Morrison, B.A. (Hons), PLE**

Investment & Land Sales

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# 40 Pritchard Avenue, Toronto

## PROPERTY DETAILS

The church was recently vacated by an Anglican Church congregation who had occupied the church for many years and who are amalgamating with another congregation in the neighbourhood. The church seats approximately 230. The ground floor also includes the Vestry, the Lounge, the Office, the kitchen, the cloakroom, the church hall, and washrooms. The basement includes the church hall and stage, the men's and women's choir rooms, storage rooms, the warden's office, and the nursery. The boiler room is in the sub-basement. It is estimated that the total square footage is 10,400 sq ft. The church was built in the 1920's and the parish hall addition was completed in 1989.

## SITE AND LOCATION DETAILS

The property is located on the north side of Pritchard Avenue, mid-block between Jane Street and Castleton Avenue in the first block north of St Clair Avenue West in an area comprised mainly of semi detached and small single family homes. A Community Centre is located across the street. The property has approximately 100 feet frontage on Pritchard Avenue and a depth of approximately 112 feet and totals 11,325.6 sq ft (MPAC Property Detail Report) and includes a parking lot which will allow parking for a number of vehicles.

## PLANNING AND ZONING

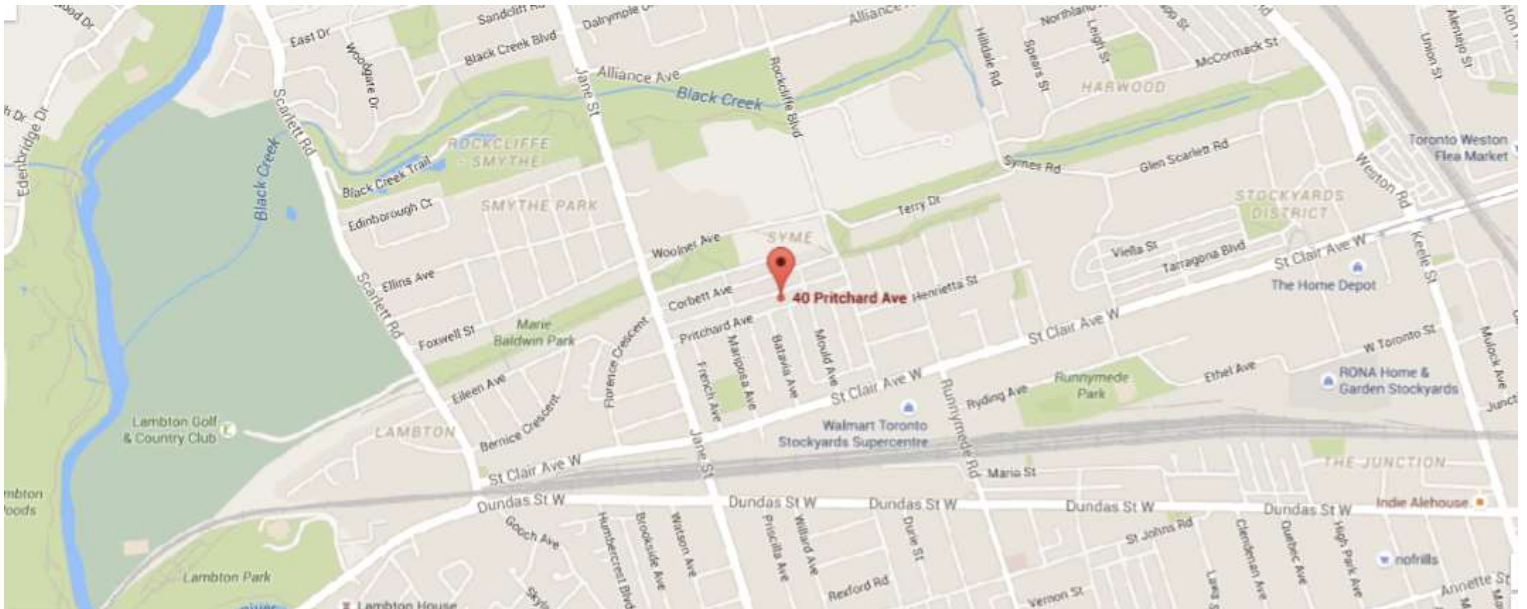
The property is zoned RM (f12.0; u 2; d0.8), Residential Multiple Dwelling Zone which permits residential in the form of a detached house, semi detached house, and a duplex. The existing Place of Worship is a permitted use under the current zoning. The property is designated in the Toronto Official Plan as Neighbourhoods which are considered physically stable areas made of residential uses.

## LEGAL DESCRIPTION

PIN # 10516-0150 (LT). Lt 41-44 Blk A Pl 877, Twp of York; Toronto; Toronto (York), City of Toronto

## TAXES

The Seller is a Place of Worship and is exempt from paying property taxes.







## FIXTURES AND CHATTELS

Various items of furniture, liturgical items, and kitchen appliances can be included in the sale.

## SELLER

The Incorporated Synod of the Diocese of Toronto

## TERMS OF SALE

Preference will be given to firm offers, or offers with limited conditionality. The Seller will not consider an offer that is conditional on a re-zoning and will not hold a VTB mortgage. Offers are to be submitted prior to 4pm on Wednesday 24<sup>th</sup> February and will be considered after that date. Please allow two business days for the irrevocable.



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