

FOR SALE
NEIGHBOURHOOD CHURCH, WESTON, TORONTO



2125 Weston Road, Toronto
(south of Highway 401)

OPPORTUNITY

The subject property provides a congregation with an excellent opportunity to purchase a well maintained, vacant church with a seating capacity of approximately 140, including a lounge, plus attached buildings that includes auditoriums, offices, classroom space, and full kitchen facilities allowing for ample space for programs and community groups. The lower level has high ceilings, with above ground windows allowing natural light. The church is well appointed and some furniture (pews, kitchen equipment etc.,) will be included. The church is in move in condition and church services could commence immediately!

ASKING PRICE: \$1,650,000

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

Investment & Land Sales

416.921.1112

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www.johnmorrisoncommercial.com



Church, 2125 Weston Road, Toronto

PROPERTY DETAILS

Located on the property is the original church that was built in 1856 with a major renovation that was completed in 1999, and a lounge addition that was constructed in 1952. The lower parish hall addition was constructed in 1932, while the upper parish hall addition was constructed in 1960. The church is listed as a heritage property, but is not designated. The church was recently vacated by an Anglican Church congregation who occupied the church for many years and is amalgamating with another congregation and moved to another church in the neighbourhood.

SITE AND LOCATION DETAILS

The property is located on the east side of Weston Road, south of Highway 401. The irregular shaped lot has 126.52 feet frontage on Weston Road and a depth of 129.6 feet on the south side. There is a parking lot on the north side of the church that allows parking for approximately 15 vehicles.

PLANNING AND ZONING

The property is zoned **MCR Main Street Commercial/Residential Zone** with a site specific zone S16 (412). The MCR zone permits any use permitted in the LCR (Local Commercial/Residential Zone) which includes a wide range of commercial, residential, and institutional uses.

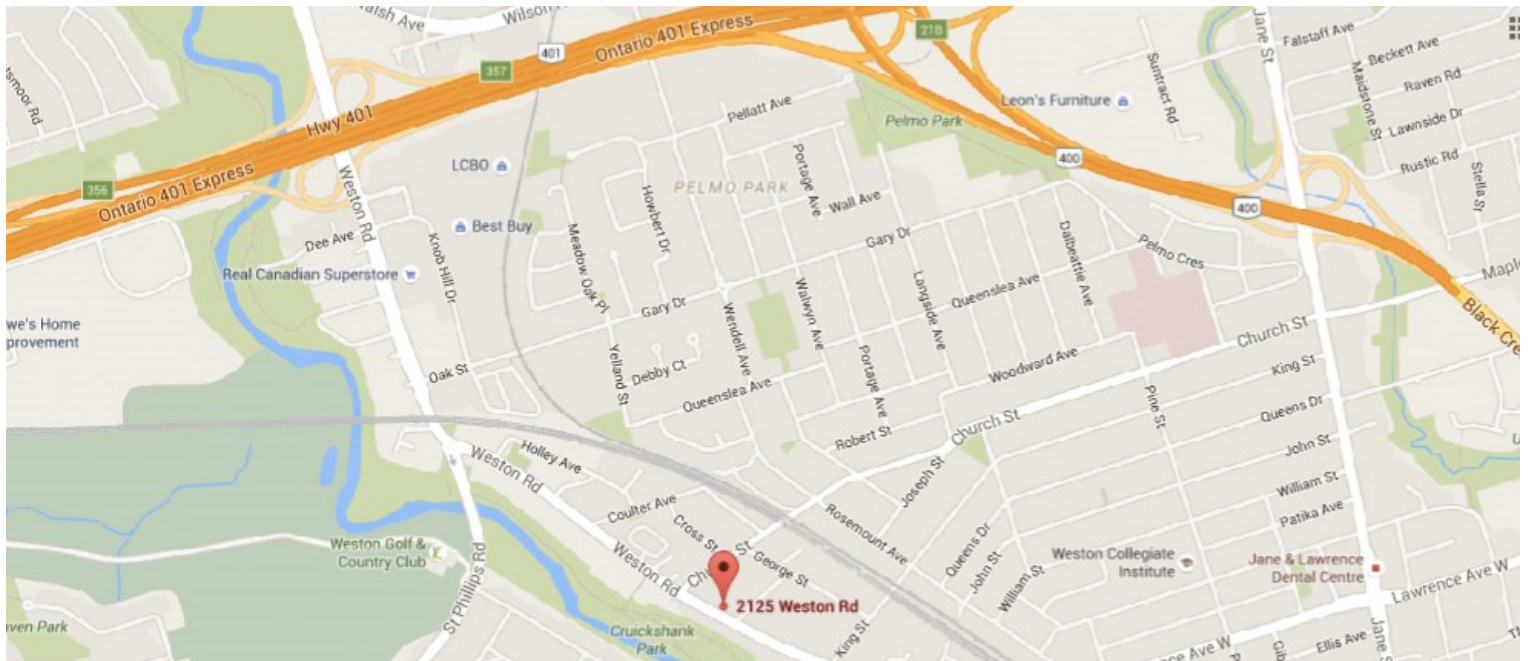
Regulations: maximum building height; 8 storeys or 24 metres, whichever is lower. Maximum FSI is 2.5.

LEGAL DESCRIPTION

Pin # 10322-0044 (LT). Pt Lt 20-22, Pl 48 Twp of York as in TW7278 except TW7279, as in TW7281, TW13321, TW7278, except TW7279, as in TW13321; Pt Lt A Pl 1443 Weston as in TW6465; Toronto (York), City of Toronto

TAXES/ASSESSMENT

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



These statements are based upon the information furnished by the principle and sources, which we deem reliable – for which we assume no responsibility. This submission is made subject to prior sale, change in price or terms, or without notice. Prospective purchasers or tenants should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation.

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FIXTURES AND CHATTELS

Some of the church furniture and religious items will be included.

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. The Seller may request proof that the Buyer's financing is in place to complete the sale. Deposit payable by certified cheque or money draft.

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