



Price: \$250,000	MLS® #: 60673357
Status: Active	
Legal Descr.:	
Address: 114 FOX ST	
City: LUNENBURG, B0J 2L0	
Prop known as: FORMERLY-ST. ANDREWS CHURCH HALL	
Side of Road:	
Lot Size: 97.5 X 60	District: SS DILUN
Water frontage:	Sub-Dist: B1
Sq. Footage (MLA): 1,716	Zoning: RES/COM
Total Fin SqFt.(TLA): 2,500	
Out.Dim.: 67 x 27	
Building Dimensions: 67 X 27	
Possession: NEGOTIABLE	

Overview AS IS or AS PROJECT, this property offers up a unique opportunity to be wonderfully situated in the heart of historic Lunenburg. Recently retired as the adjacent hall for St. Andrews Presbyterian Church, this perpendicular structure will thrill anyone with an appreciation of ecclesiastical architecture and huge spaces begging to be imaginatively used or transformed. Twelve foot tall candle-top windows, gothic hooding over windows and doors, stained glass medallion gable window, throw-in some Palladian touches on the interior trim, and you've got an architectural treasure trove to work with if you're of the AS-PROJECT disposition. For the AS-IS owner, the building is very much in demand these days as a cultural venue and community arts centre. With spaces to accommodate large gatherings, the St. Andrews Hall also comes with a very large commercial kitchen. Positioned on a terraced elevation overlooking the church, there is 35'x98' of cloister-like back garden to enjoy or develop.

Directions Historic District Lunenburg

Type: Institutional, Recreational	Heating: Electric, Oil, Baseboard, Forced Air	Exterior:
Sale/lease: Building and Land	Fire Protection: Hydrant, Smoke Detector, Other Fire Protection	Driveway: None
Title to Land: Freehold	Utilities: Electrical, Municipal Water, Sewer, Cable, Telephone	Construction: Wood Frame
Property Size: Under 0.5 Acres	Rental Equipm.: None	Internal Features: Living Accommodations, Public Washroom
Water Frontage:	Documents: Legal Description, Deed, Building Location Certificate, Land Survey	Roof: Asphalt Shingle
Site Influence: Shopping Nearby, Sloping		Floor: Wood

Inclusions All Appliances
Exclusions

Floors: 2	Sign: No	HST: YES	Garage: No	Gar.Details:
Rental Income: POTENTIAL	Lockbox: No	PCDS: Yes	Parking:	Park.Dim.: Street Parking with potential for 'off street' parking.
Building Age: OL	Migrated: Yes			Building Colour: WHITE

Type	Net Rental Area	Rental Rate	Occupant	Lease Expiry
Heating:	Prop.Taxes:	Bus.Tax:		
Electricity:	Water:	Insurance:		
Int.Maint.:	Ext.Maint.:	Struct.Maint.:		
Gross Revenue:	Total Expenses:	Net Income:		
Lease Type:				

Betterment Charges:

Listing Office: **COASTAL WINDS REALTY LTD. - 14238** :



Compliments of: **CYNTHIA DIAL: 902-298-0332**

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Website: <http://OceanHomesNovaScotia.com>

Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**

