

## 114 Fox Street, Lunenburg



### ST. ANDREWS CHURCH HALL

**\$250,000 +HST**

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' x 98' of cloister-like back garden to enjoy or develop.



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#### Property Highlights

**Age ±:** pre-1879

**Lot Size:** 97.5' x 60'

**Style:** Church/Ecclesiastical

**Floor Space:** approx. 2500 sq ft

**Heating:** oil-fired forced hot air, electric baseboards

**Water:** municipal

**Sewer:** municipal

**Services:** electricity, phone, cable, high-speed internet (FibreOP available)

**Zoning:** Residential/Commercial

#### Directions

"Old-Town" Lunenburg, Fox Street between King & Duke Streets. Look for the Coastal Winds Realty Sign!