



838 Broadway Avenue E

# Religious Assembly & Community Facility for sale

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# Property Overview



**Multiple potential uses**



**Prime location**



**Purpose built church facility**



**On site parking**

838 Broadway Avenue E. presents a unique opportunity to acquire a well-positioned corner property at the intersection of Broadway Avenue E. and Park Street. Currently improved as a religious facility, the building offers approximately 3,510 square feet over two levels and features a functional layout including a small office and seating area on the main floor on the lower level a small kitchen, an open congregation/ gathering space, and on-site parking. The property's flexible configuration makes it well suited for a variety of uses, including religious organizations, daycare and preschool operations, community service groups, recreation and other institutional uses. With prominent exposure, convenient access, and redevelopment potential, 838 Broadway Avenue East represents an excellent opportunity for owner-occupiers, non-profit organizations, or developers seeking a strategically located site.

|                       |                                                                             |
|-----------------------|-----------------------------------------------------------------------------|
| <b>Asking Price</b>   | \$789,750                                                                   |
| <b>Available Area</b> | 3,510 SF                                                                    |
| <b>Parcels</b>        | Plan: AT1088 Block: 18 Lot: 15 & Lot: 16; Plan: 101159243 Block: 18 Lot: 39 |
| <b>Zoning</b>         | R1                                                                          |
| <b>Site Area</b>      | 0.2 Acres                                                                   |
| <b>Available</b>      | Upon completion of documents                                                |
| <b>Laneway Levy</b>   | \$227.50                                                                    |

