

**AVISON  
YOUNG**

**Church / Investment Opportunity**  
2528 King Edward Street  
Winnipeg, MB

**For Sale**

**1.5 acres / Elevator**



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# Executive Summary

2528 King Edward Street is a well-maintained 10,516 sf church built in 1986 located just north of Inkster on a 1.5-acre site. The Property has excellent visibility and exposure to King Edward Street with single family houses directly across the street. There is an existing tenant that is able to use the building between certain hours, which can be adjusted if needed by a new owner. Located in the rapidly growing residential neighborhoods of Meadows West and Tyndall Park, with explosive growth of the Centreport and North Inkster industrial parks to the west of the Property and the new retail development at Waterford Green Commons just a couple blocks away from the Property. The church is move in ready, and a perfect home for a local growing church congregation in northwest Winnipeg.



# Property Overview



Main Floor Sanctuary



Lower Level Kitchen



Lower Level Kitchen

## Key Property Information

Address	2528 King Edward Street Winnipeg, MB R2R 2W8
Year built	1986 (approximate)
Land size	1.5 acres (65,313 sf)
Building size	5,258 sf on main floor with an additional 5,258 sf in the lower level for a total building size of 10,516 sf
Main floor	Main floor has a sanctuary (capacity approx. 220 people), offices, and washrooms
Lower level	Includes banquet hall (capacity of approx. 150 people), commercial kitchen, Sunday school rooms and washrooms
Elevator	access from main level to lower level with 1,000 lbs max capacity, and room for 2 people (wheelchair plus caregiver)
Parking	Abundant onsite parking, with additional lands available for parking development to the west
HVAC / Roof	Roof and HVAC are original from 1986. Quote for \$60K to replace entire roof
<b>Asking price</b>	<b>\$1,724,000</b>

## Zoning

The property is zoned Agriculture, and the permitted uses include Landscape or Garden supplies contractor or production, animal hospital or vet clinic. A Church is a conditional use and will be grandfathered in for any future church users. Any conditional use or zoning changes shall be investigated by prospective Buyers at their own cost.

## Current Tenant Lease Details

Current Tenant has access from 6pm Friday to 6pm Saturday, and Sundays from 12pm to 6pm. Any additional hours of access must be negotiated with the owner on a case-by-case basis, and the tenant shall pay additional rent for any additional hours. The tenant does not have access to the church office, pastors' office, Sunday school supply room, the altar guild room, and any rooms rented by the Owner to other tenants. These hours of access may be changed at the sole discretion of the Owner, with at least 6 weeks' notice and without compensation to the Tenant. Their lease ends May 31, 2026, and they pay a gross rent of \$1995 per month. Prospective buyers shall not call or disrupt existing tenant and can discuss their own requirements with Tenant once a conditional deal is in place. All showings shall be coordinated with listing agents.

## Offering Process

- The Property shall be sold on an "as is, where is" basis
- All showings shall be coordinated with listing agents and prospective buyers shall not call or disrupt existing tenant and can discuss their own requirements with Tenant once a conditional deal is in place
- Showings shall be held only Monday to Thursday from 3 to 4 pm by appointment only



Lower Level Banquet Hall Area



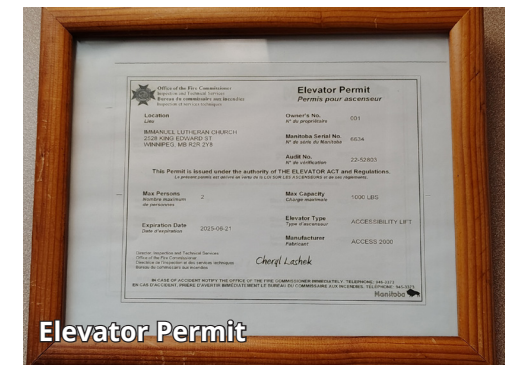
Lower Level Sunday School Classroom



Main Floor Lobby

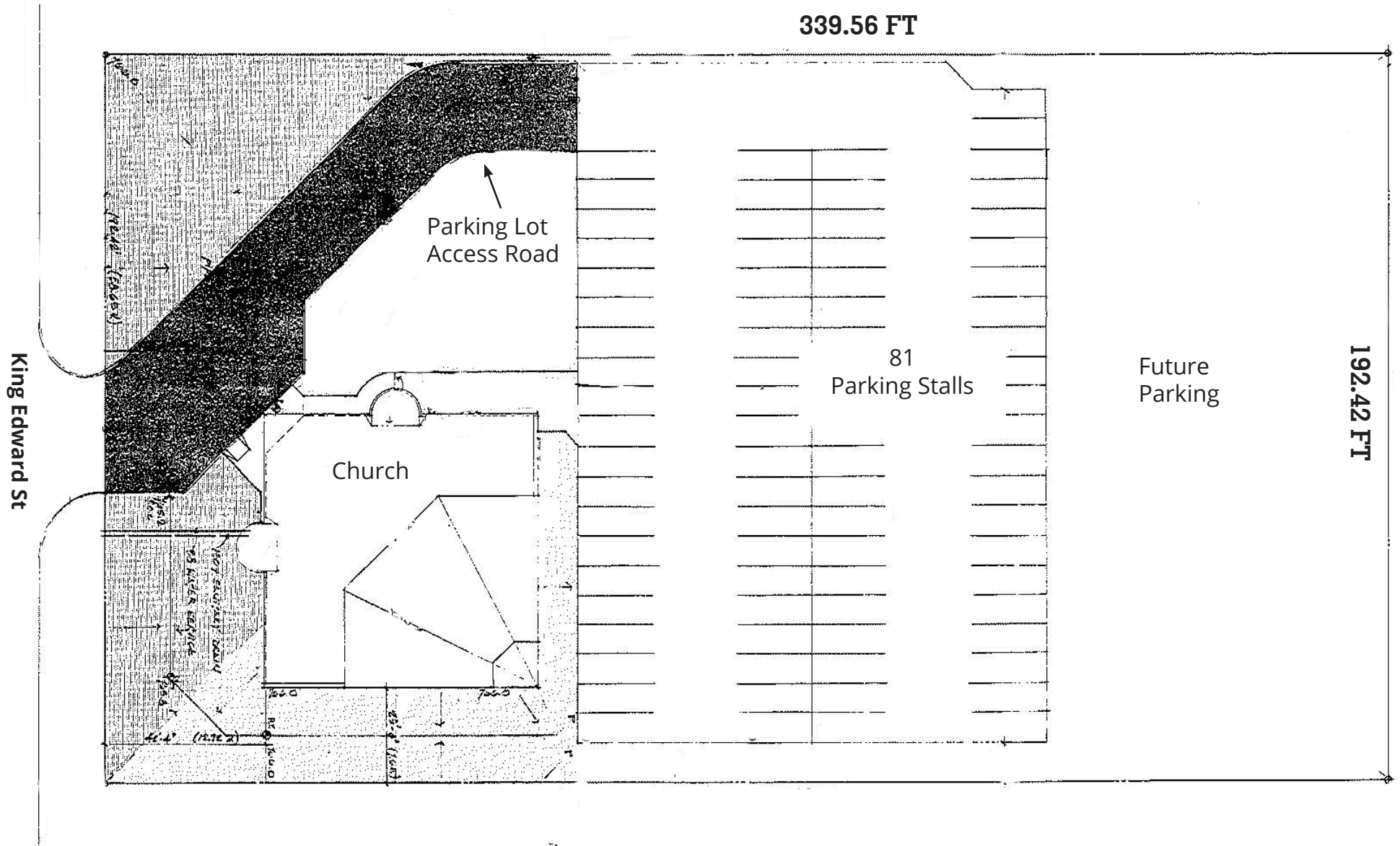


Elevator



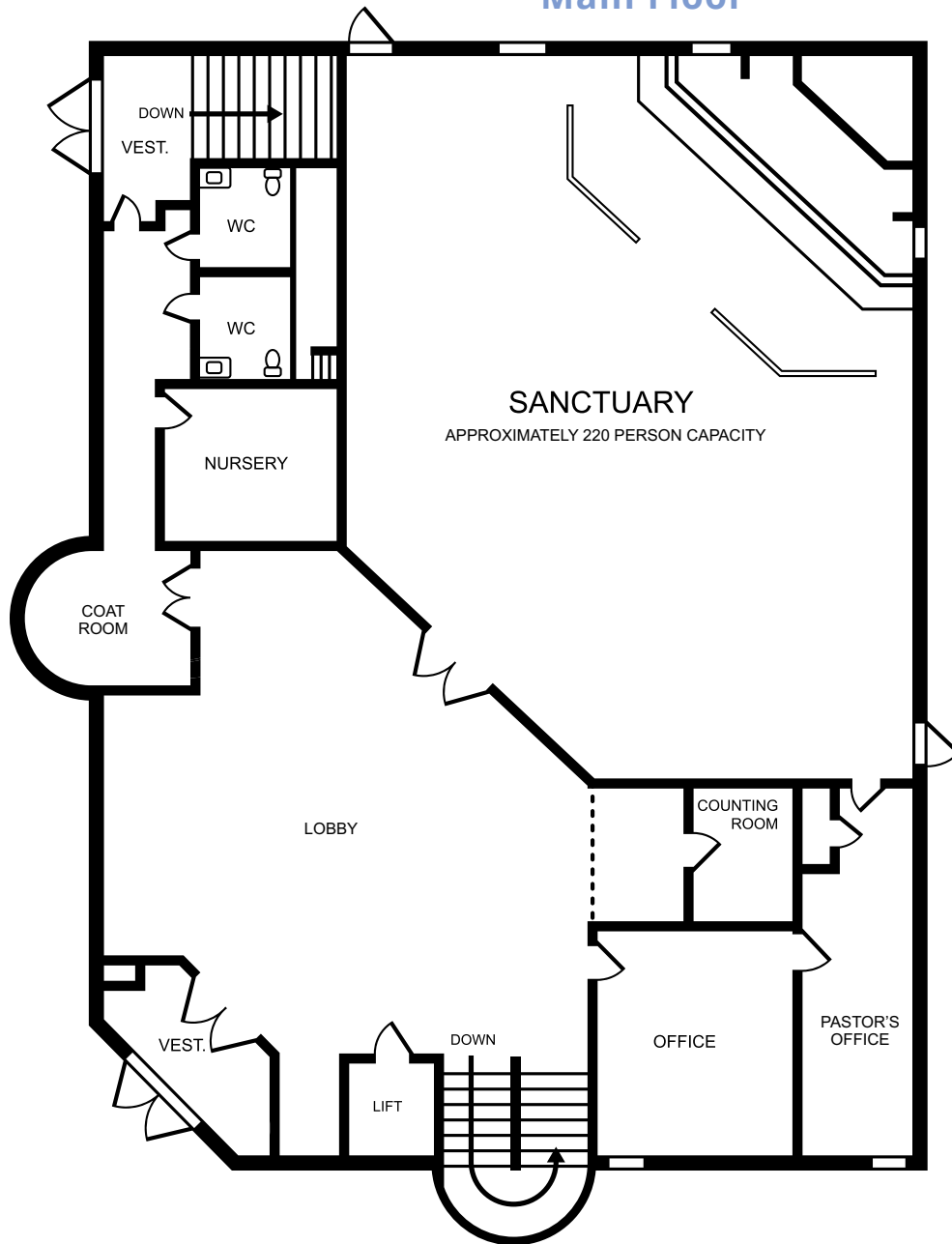
Elevator Permit

# Site Plan

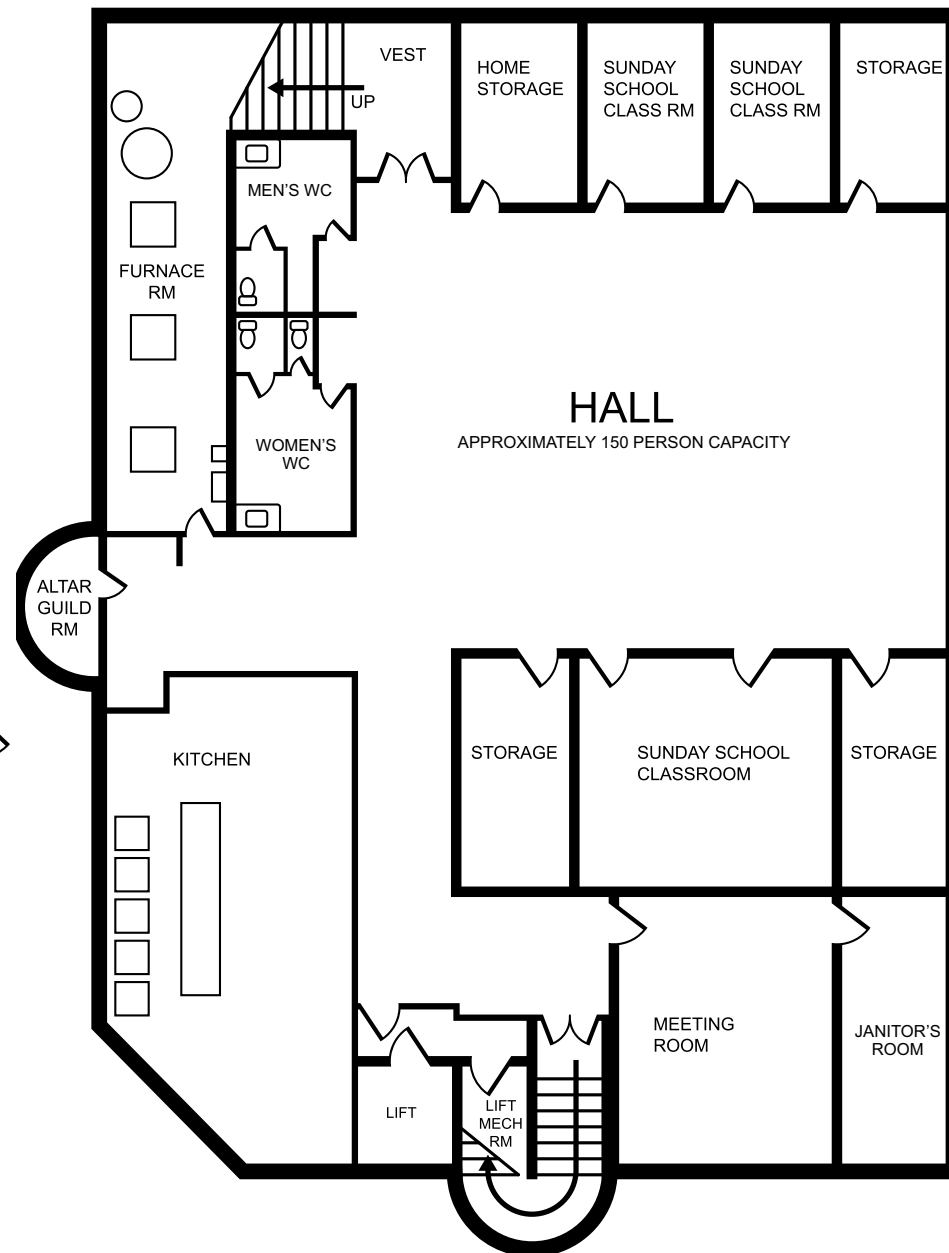


# Floor Plans

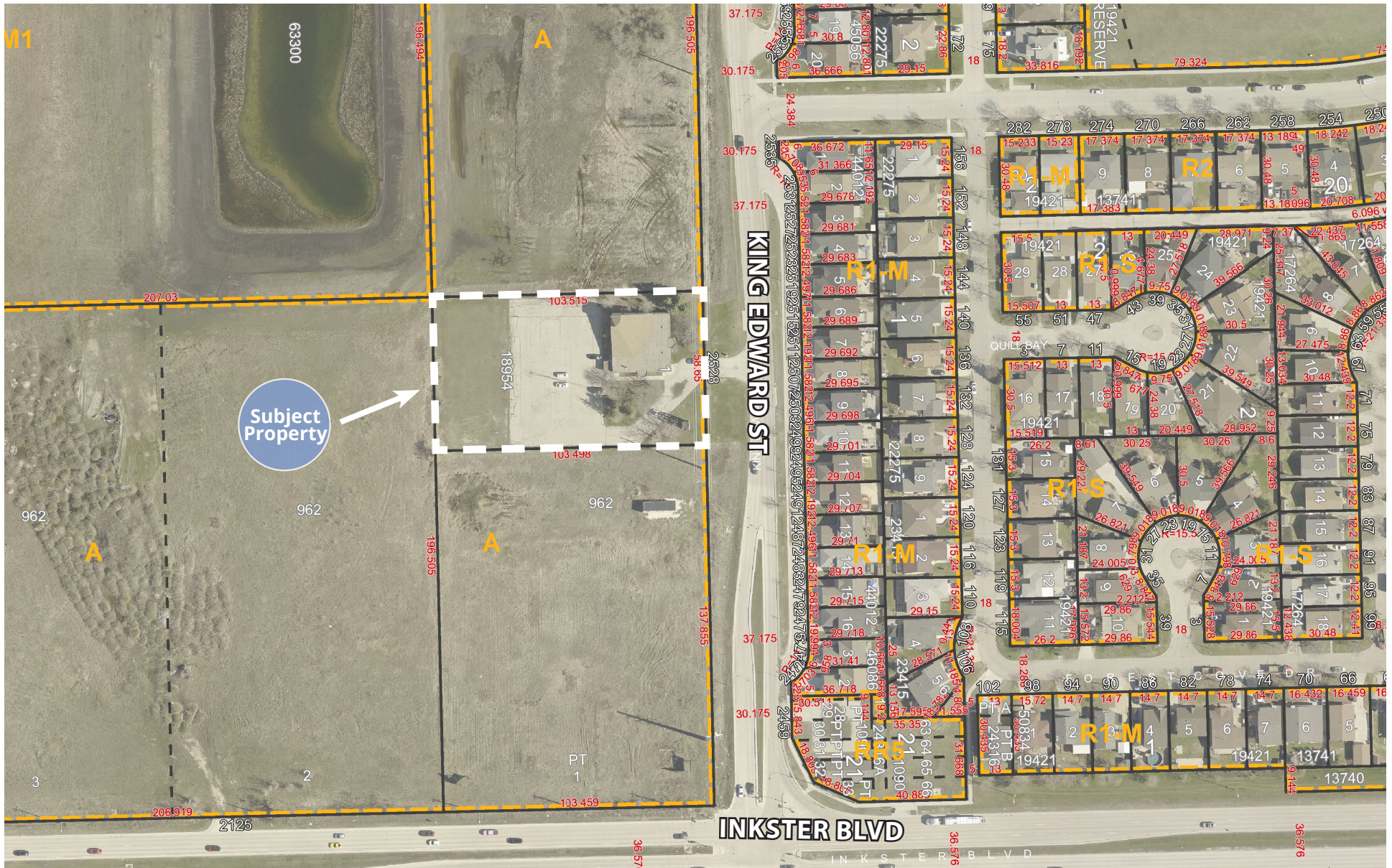
## Main Floor



## Lower Level



# Aerial



# Thank you for your interest!

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