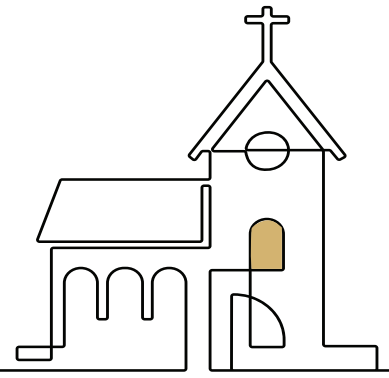


FOR SALE

CHURCH & RESIDENCE INVESTMENT OPPORTUNITY

12420/38 - 87 STREET | EDMONTON, ALBERTA



SALE PRICE **\$2,595,000**

- Well-maintained \pm 7,136 SF church with a \pm 1,270 SF on-site residence on \pm 0.65 acres of landscaped property. The church underwent extensive renovations in 2014/2015 and includes six rooms (library, classrooms, offices), a large gathering area with an open kitchen, a sanctuary with stage, lighting, and sound system, and a private viewing room.
- The residence features recent upgrades, including a new basement, kitchen, flooring, cabinets, and appliances. It is fenced and includes a garage.
- The sanctuary seats 236 congregants, with ample asphalt-paved and fenced parking.
- Zoning RF-3 allows for various permitted uses, including group homes, childcare services, lodging services, and more.
- Church and Residence can be sold separately.

Steven Pearson, Vice President
Investment & Industrial Sales/Leasing
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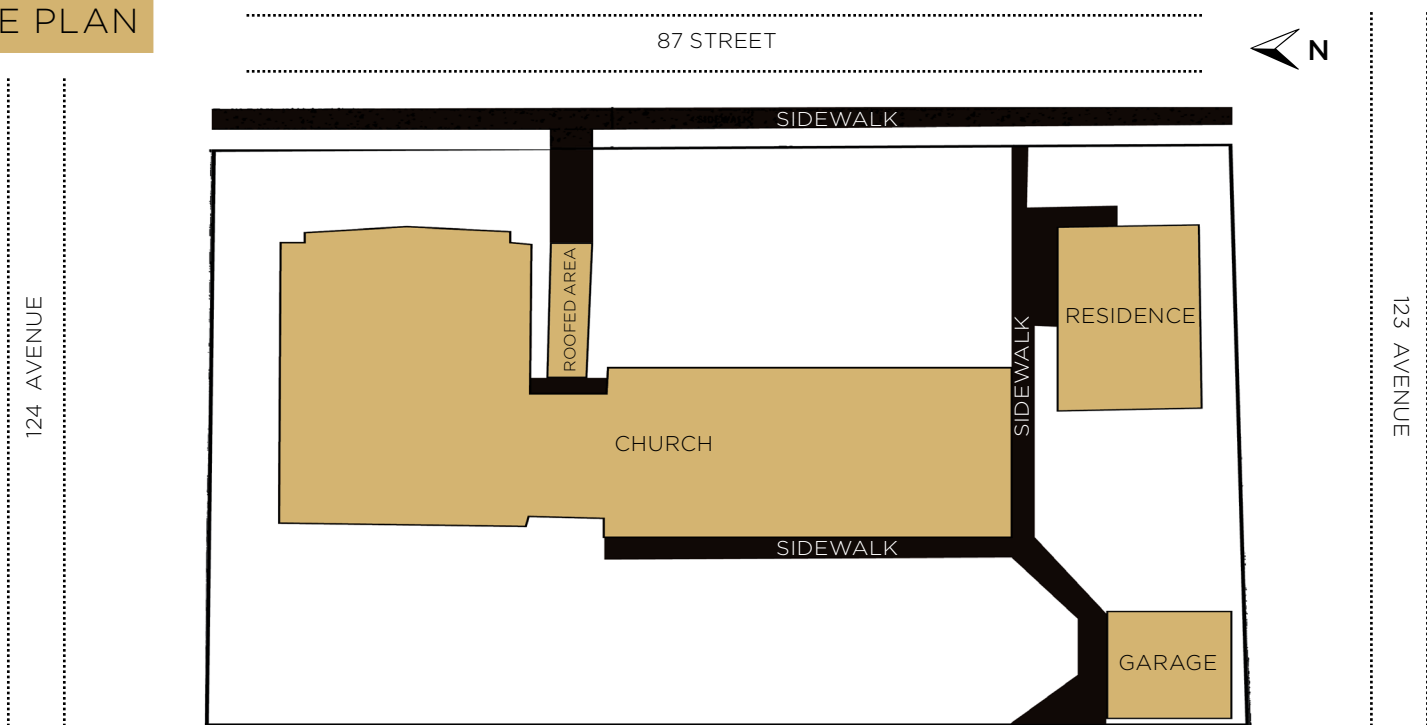
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FOR SALE | CHURCH & RESIDENCE INVESTMENT OPPORTUNITY

SITE PLAN



CHURCH



RESIDENCE



PROPERTY DETAILS

MUNICIPAL ADDRESS 12420/32 - 87 Street NW Edmonton, Alberta	PARKING Spacious, paved, and fenced
LEGAL DESCRIPTION Plan 9523071, Block 46, Lot 18A/18B	BATHROOMS 3
LOT SIZE ± 0.65 AC	AIR CONDITIONING 3 units - roof mounted
ZONING RF-3 -Low Density Redevelopment Zone ⓘ	HOT WATER TANK 40 gallon
PROPERTY TAXES Exempt	ROOF Pitched
	HEATING 4 furnaces on seperate zones

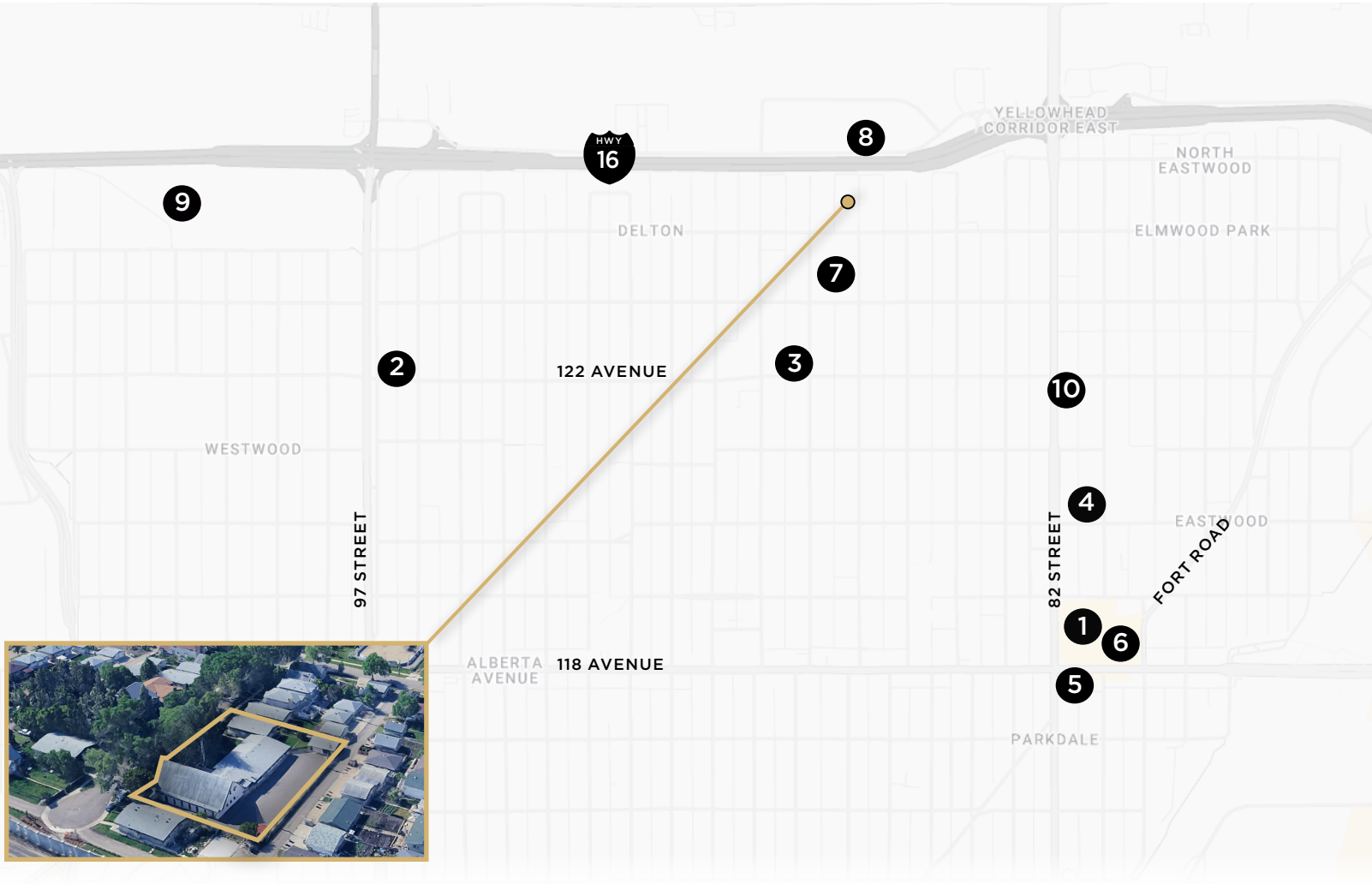
CHURCH

SIZE ± 7,136 SF
YEAR BUILT 1964
FLOORS 1

RESIDENCE

SIZE ± 1,270 SF
YEAR BUILT 1971
FLOORS 1 + basement

FOR SALE | CHURCH & RESIDENCE INVESTMENT OPPORTUNITY



DRIVE TIMES

Highway 16	2 Minutes
Wayne Gretzky Drive	5 Minutes
Fort Road	5 Minutes
Anthony Henday	15 Minutes

NEARBY AMENITIES

- | | |
|-----------------------|--------------------------|
| 1. Freshco | 6. Scotiabank |
| 2. 7 Eleven | 7. Delton Park |
| 3. Delton Grocery | 8. Enterprise Rent-A-Car |
| 4. Circle K | 9. Beechmont Cemetery |
| 5. Shoppers Drug Mart | 10. Ideal Medical Center |

DEMOGRAPHICS



NEIGHBOURHOOD
POPULATION
(5 KM | 2024) **219,831**



5-YEAR GROWTH
FORECAST
(5 KM | 2025) **2.74%**



AVERAGE HOUSEHOLD
INCOME
(5 KM | 2025) **\$83,238**



TRAFFIC COUNTS
127 AVENUE & 87 STREET
(2018) **8,200**

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.