

FOR SALE

71 PHILIP DRIVE

Corner Brook, Newfoundland & Labrador

15,790 SF BUILDING/3.23 ACRES



PROPERTY HIGHLIGHTS

- This property is comprised of a 15,790 sf building on 3.23 acres of land.
- Located on a high elevation, the property offers expansive views of the Corner Brook harbour and surrounding area.
- This attractive and well-maintained building is comprised of offices, a sanctuary/chapel, two-level school, and community hall.
- The property has an outbuilding for storage.
- Ample parking with driveways off both Windsor Street and Philip Drive.
- Zoned Residential - Medium Density.

For more information, please contact:

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LOCATION

- Located on Philip Drive just off of Windsor Road in a residential district of primarily single family homes offering high population density.
- The property is easily accessed via the Wheelers Road highway exit and only minutes to the Trans-Canada Highway.
- Situated in relative proximity to the site of the new Western Newfoundland Health Care Campus, including the planned 600,000 sf hospital, and the 145 bed long term care facility currently under construction.
- The area is comprised of many different community centres such as the Corner Brook Curling Club, Civic Centre and Pool. It also is nearby various educational institutions, grocery outlets, restaurants, accommodations and services.



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WATCH VIDEO TOUR



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EXECUTIVE SUMMARY

Cushman & Wakefield Atlantic has been retained on an exclusive basis to arrange the sale of a property located at 71 Phillip Drive, Corner Brook, Newfoundland & Labrador ("Property").

OPPORTUNITY

Vendor: Seventh-day Adventist Church

Site Area: +/- 3.23 acres

Address: 71 Phillip Drive

Zoning: Residential - Medium Density

Building Area: +/- 15,790

Year Built: 1988/89



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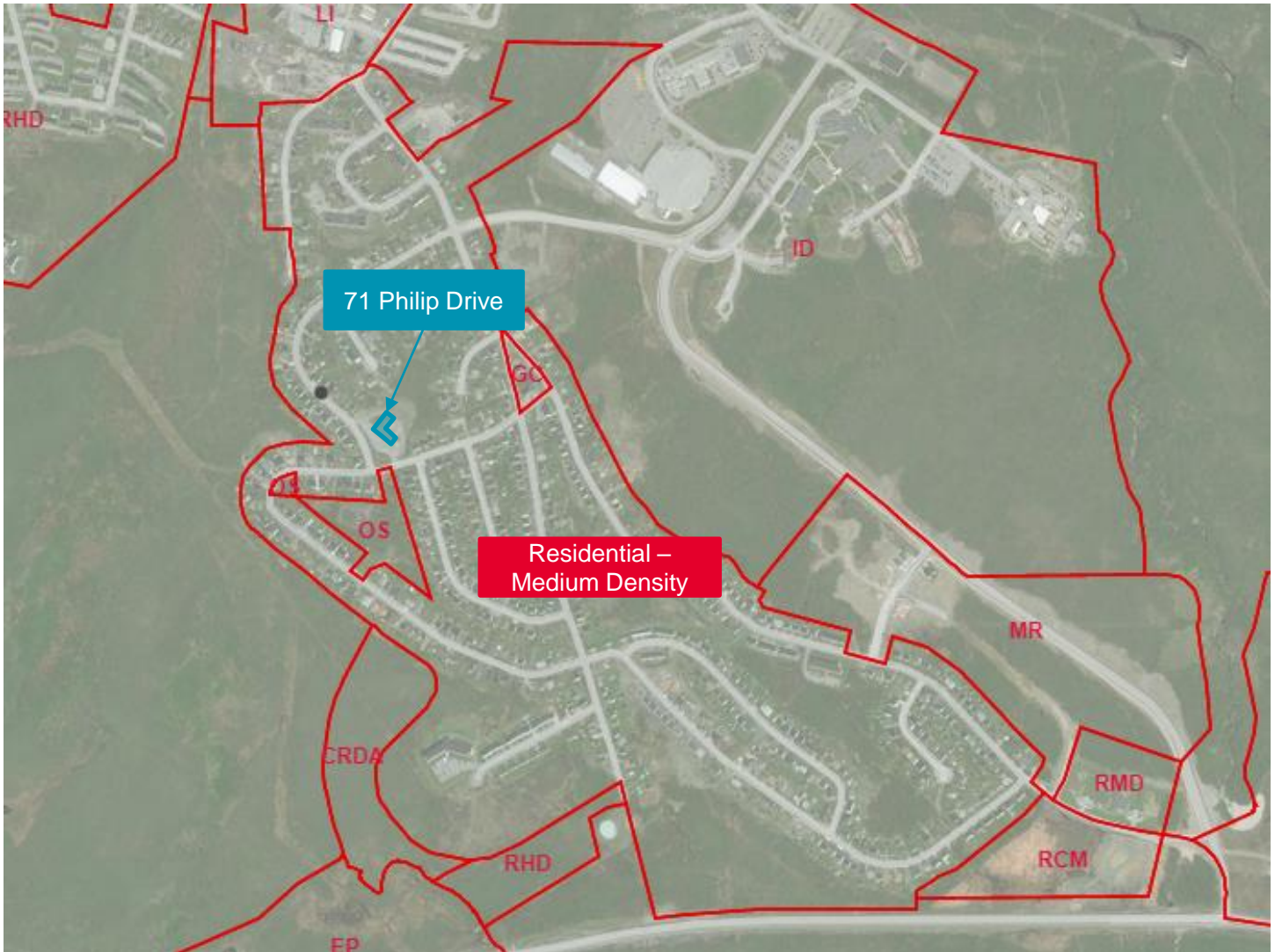
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ZONING MAP



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BUILDING OVERVIEW

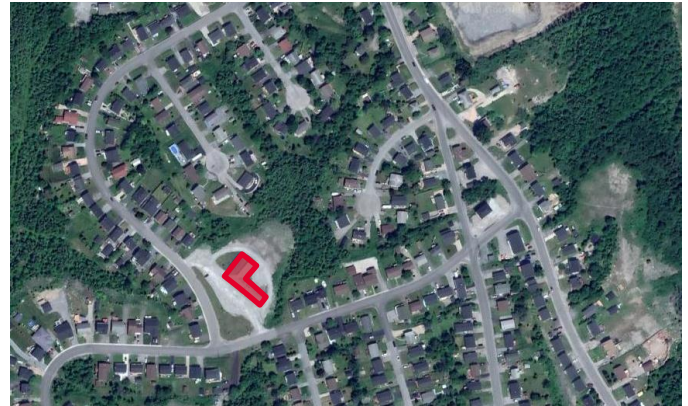
Address	71 Phillip Drive
Year Built	1988/89
Total SF	+/- 15, 790
Construction	Steel Frame with Masonry; Steel Cladding
Land Area	± 3.23 acres
Chapel Area	+/- 4,200 sf
School Area	+/- 11,590 sf
Fire Protection	Mircom Fire Alarm Inspected June 2018
Electrical	School: 400 amp Chapel: 200 amp
Driveway	Gravel, two-way entry
Zoning	Residential - Medium Density
Floor	Concrete

HVAC

School: In Ceiling Electric Radiant
Chapel: 2 x Oil Fired Hot Air Furnaces

Utility Providers

Electric: NL Power
Water: City of Corner Brook
Sewer: City of Corner Brook



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EXTERIOR PHOTOS



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INTERIOR PHOTOS - CHAPEL/SANCTUARY



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PROPERTY PHOTOS - SCHOOL



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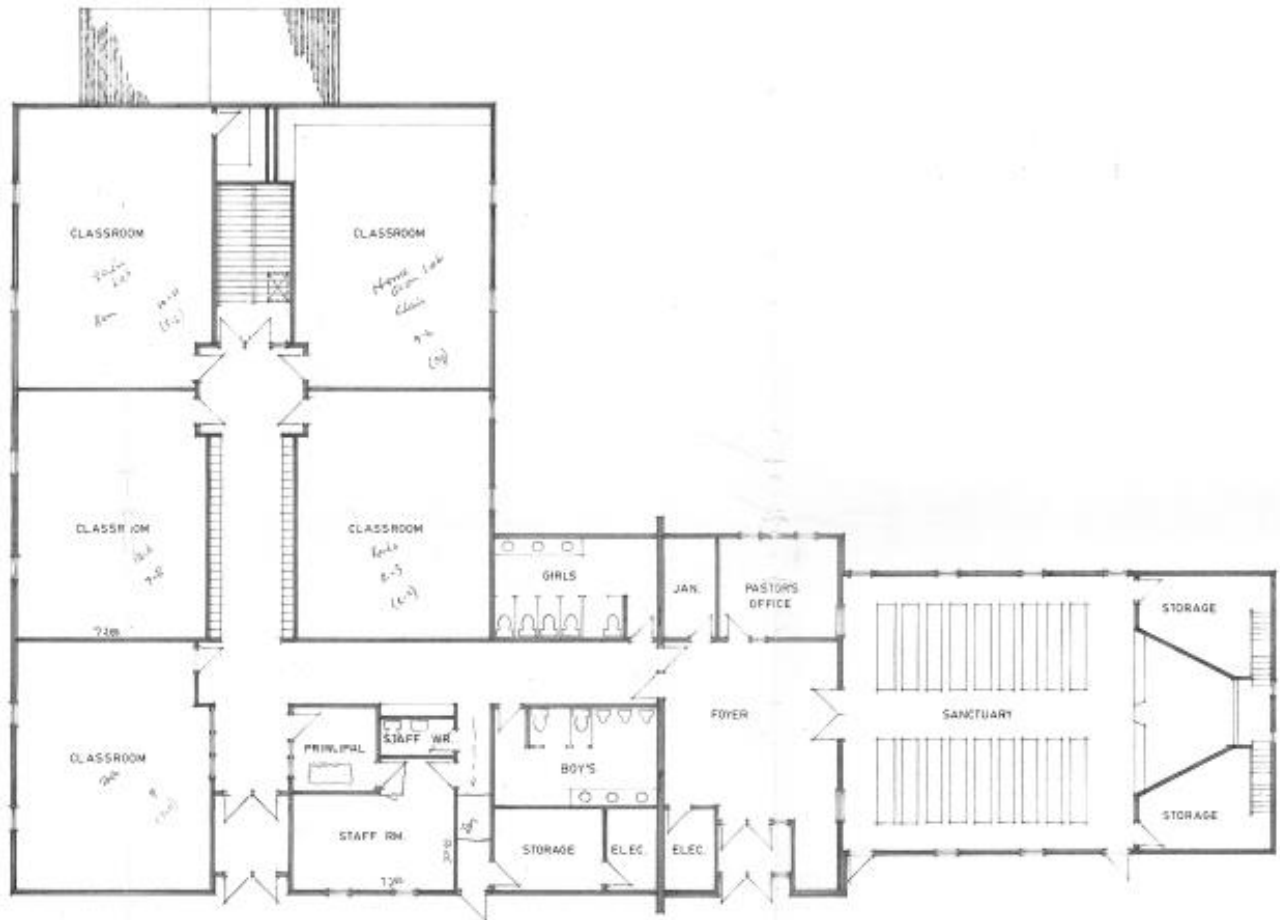
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MAIN FLOOR PLAN



MAIN FLOOR PLAN

SCALE 1:100

For illustration purposes - Not as Built



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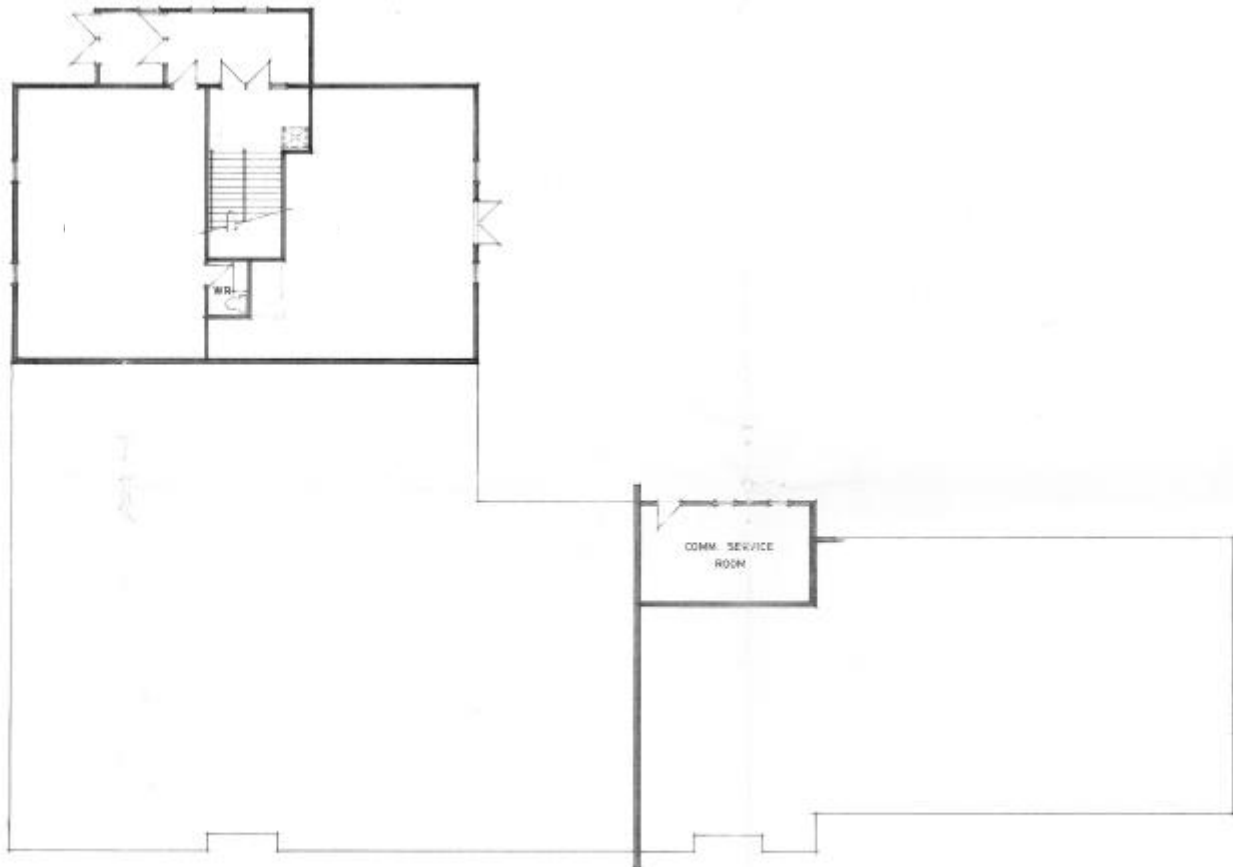
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LOWER FLOOR PLAN



LOWER FLOOR PLAN
1:100

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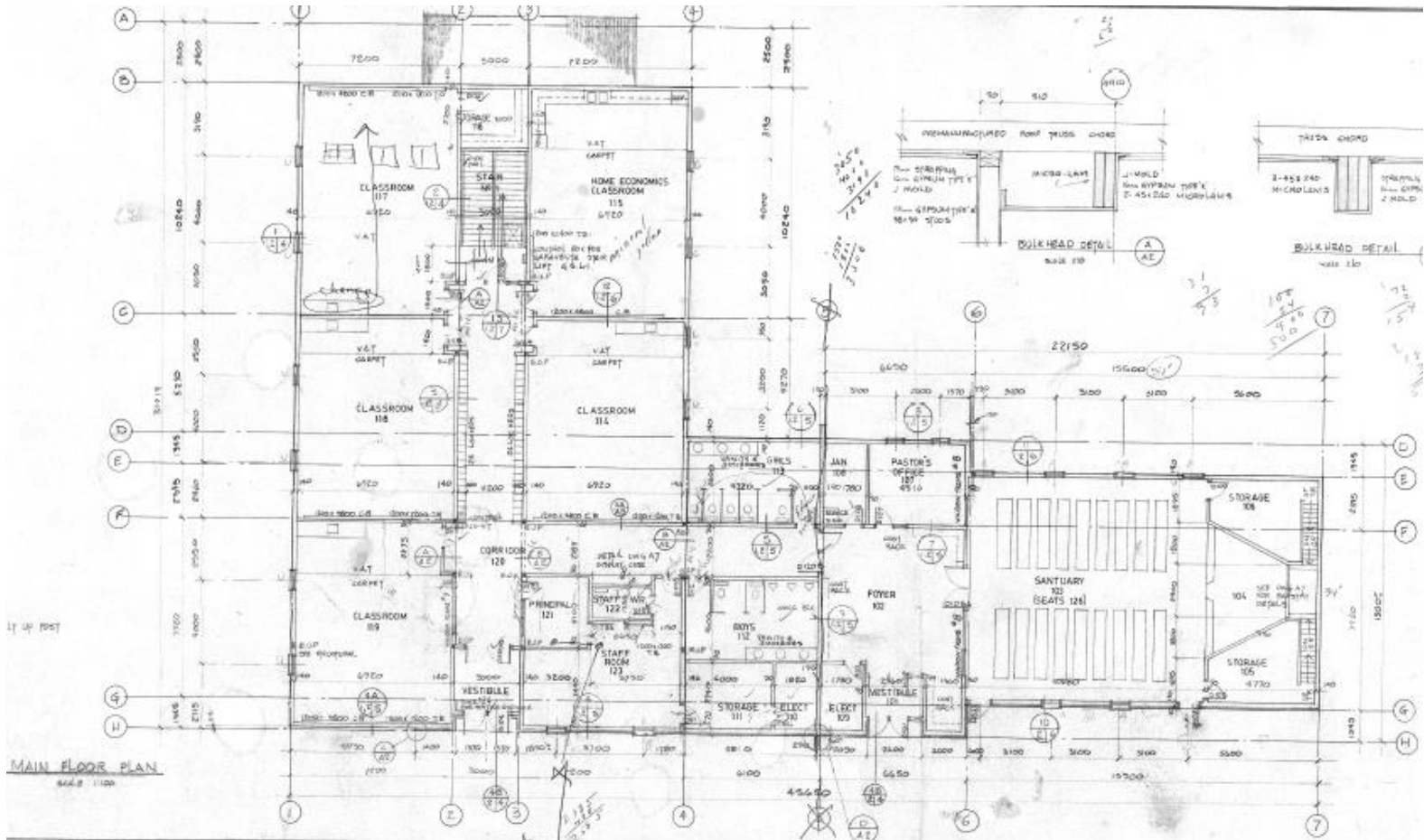
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FLOOR PLAN



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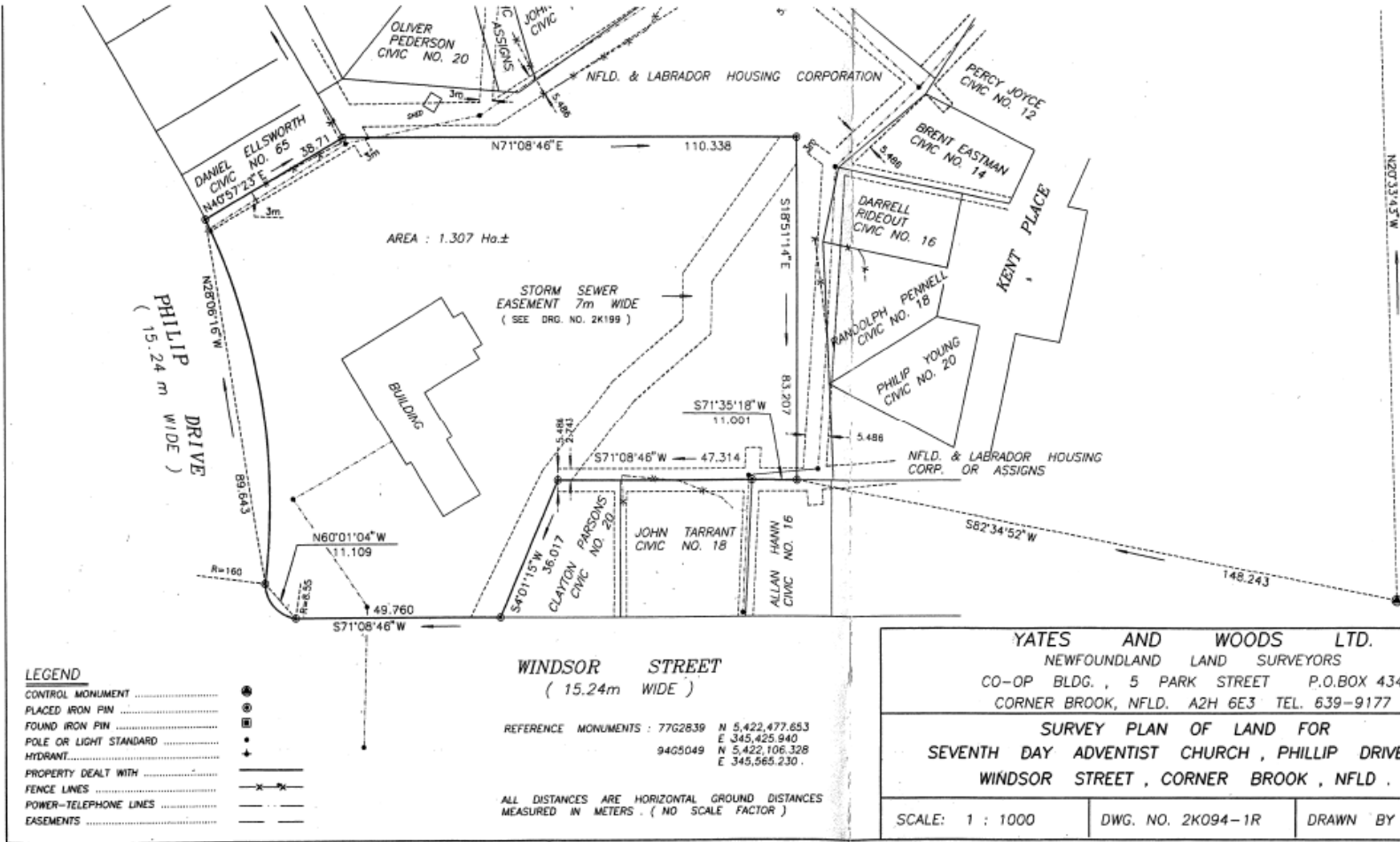
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LAND SURVEY



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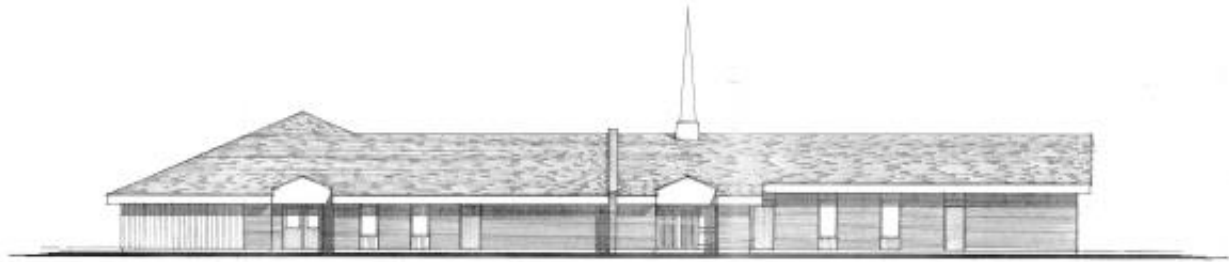
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BUILDING ELEVATION



SOUTH-WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH-EAST ELEVATION
SCALE: 1/8" = 1'-0"

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