



## **Proposals for Expressions of Interest from Non-Profit Organizations Lorne Valley Hall**

### **THE PROPERTY**

The Town of Three Rivers is seeking Expressions of Interest (EOI) from Non-Profit Organizations who are interested in purchasing the Lorne Valley Hall located at 922 Lorne Valley Road, Cardigan, PE. The property is approximately 48' x 25' in size with an accessible entrance, kitchen facilities, accessible washroom, outdoor area, and plenty of parking.

### **BACKGROUND**

Lorne Valley Hall began life as a school in 1938, built to replace the first school from 1878. It remained a school until 1966 when Cardigan Consolidated School was opened.

It is now operated as a community centre for the people of the community and has recently been renovated by Three Rivers in 2021.

The total Gross Floor area of the building is 1200 sq ft with total leasable space on one floor and includes a new kitchen with refrigerator/freezer, stove, double sink, bar sink, pass-through to activity room and a single large activity room 38' x 25'.

The building offers a unique opportunity for an organization to take on tenancy of this iconic and well-loved space in a pristine country location.

It should be noted that no additional modifications or improvements will be made. Any improvements will be the financial responsibility of the new organization.

### **BUILDING AMENITIES**

- Oil furnace • Electricity (200-amp) • Well and Septic • Accessible entrance • Hardwood floors
- Vinyl windows • Phone and Internet Service connection available • Kitchen facilities • Washroom • Parking

## ZONING AND PERMITTED USES FOR THE LORNE VALLEY HALL

The current zoning is Agricultural (AG)

All permitted uses can be found within the Three Rivers Development Bylaw #2023-02, March 2023 which is located on the Town's website [www.threeriverspei.com](http://www.threeriverspei.com).

## REQUIREMENTS

Expressions of Interest will be received for the building "AS IS". A favorable submission must be selected by the Town to proceed to Phase II: Process outlined in the Town's Disposal of Assets Policy. Submissions will not constitute a formal legally binding process. The Town reserves the right to proceed with any party to a subsequent bid process, negotiation, or contract. The Town reserves the right to reject all submissions. This does not constitute a commitment by the Town to enter into any agreement with any party.



Please provide a detailed description of your proposals, along with any information to support your proposal.

Provide details and background of community groups putting forth a proposal, including contact details (email and or phone number) should clarification or additional questions arise.

Present your proposal by Thursday, September 14, 2023, at 2:00pm.

Mail, email or drop off to:

Dorothy Macdonald, 172 Fraser Street, PO Box 546, Montague, PE C0A 1R0

[dmacdonald@threeriverspei.com](mailto:dmacdonald@threeriverspei.com)

If you have any questions, please feel free to call 902-838-2528.