



## **Request for Bids**

### **Old Brudenell School**

#### **1. THE PROPERTY**

The Town of Three Rivers is seeking serious bids from parties with an interest in purchasing the Old Brudenell School located at 415 Brudenell Point Road, Brudenell, PE. The building is approximately 24' x 24' in size with a single accessible entrance, kitchen facilities, single washroom and one main room 24' x 20', and is located near Roma National Historic Site and Confederation Trail. The property is located on a 0.5-acre grassed and level lot with some feature trees, directly on Brudenell Point Road.

#### **2. BACKGROUND**

The old Brudenell School is a former one-room rural schoolhouse in Prince Edward Island and has held much importance to the community of Brudenell.

There are indications that a school was on this site as early as 1869.

A large sign listing the names of the many teachers who taught at the Brudenell School was removed and is being restored. The interior still features the blackboard and teacher's desk.

The total Gross Floor area of the building is 574 sq ft on main floor. The building's iconic space offers a unique opportunity in a pristine location that is walkable to the Confederation Trail. The building is designated as having Historical Significance, and the Town is seeking a purchaser that will respect the historic significance as a steward of the building.

It should be noted that no modifications or specific improvements will be made to the building. The building is "as is". Bidders should be advised that public use will require the installation of a second exit to meet current building code.

#### **3. BUILDING AMENITIES**

Oil furnace • Electricity (100-amp) • Well and Septic • Sump pump • 12-gallon water heater • Full Basement • Kitchen with double sink and single washroom facilities • Hardwood and vinyl

flooring • Vinyl windows • Wheelchair Accessible • Phone and Internet Service (responsibility of the tenant) • Grass parking

#### **4. ZONING AND PERMITTED USES FOR THE BRUDENELL SCHOOL**

The former Brudenell School building could support an adaptive use such as an office, studio/gallery, market, other small business, or innovation/creative hub within the context of the rural setting; under the Three Rivers Development Bylaw, the property transfer is zoned Rural.

#### **5. ANTICIPATED TRANSFER DATE**

The building will be available for transfer immediately after council's acceptance of a satisfactory bid. Bid acceptance will be confirmed with successful candidate after that date. Please note your desired occupancy date in the submission.

#### **6. TERMS/REQUIREMENTS**

- The Town has set a reserve bid
- An opportunity to view the property will be set for Thursday September 26, 2024, from 9 am to 11 am.
- Any proposed use must be presented along with the bid to the Town of Three Rivers,
- A favorable bid and submission must be selected by the Town to proceed to Phase II: Sale Agreement. 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 sale 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.

Permitted uses considered should be best fits for the community and will exclude uses determined not suitable for Brudenell or Three Rivers.



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

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

This call for Bids is open until **October 3, 2024, at 2 pm**. If our reserve bid is not met or exceeded, the town reserves the right to retender.

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.