

FOR SALE

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922 – 940 MONASTERY ROAD, ANTIGONISH, NS

MONASTERY COMPLEX | 6 BUILDINGS / 11 LAND PARCELS – 873 ACRES



List Price \$895,000

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EXECUTIVE SUMMARY | 922-940 MONASTERY ROAD

The Opportunity

A rare opportunity to acquire a religious monastery /convent complex comprising 6 buildings situated on 873 acres of pristine land located in Monastery (Antigonish County), Nova Scotia, Canada. Our Lady of Grace Monastery is located in the town of Monastery, Nova Scotia – about 25 minutes east of Antigonish, and is currently home to the Contemplative Augustinian Nuns.



EXECUTIVE SUMMARY | 922-940 MONASTERY ROAD

Brief History of Our Lady of Grace Monastery

Our Lady of Grace Monastery has roots deep in the history of Nova Scotia and is a historic landmark of the region. The Monastery was originally founded in 1825 by a Trappist monk from France: Fr. Vincent de Paul Merle. He called the new monastery “Petit Clairvaux” after the Cistercian monastery in France made famous by St. Bernard. It was the first Trappist foundation in North America.

Trappists lived, worked and prayed at the monastery continuously from 1825 till 1919 with the exception of the years 1900 – 1903. The Trappist community that struggled from the beginning of the foundation was greatly helped by a large contingent of monks from Belgium who arrived in 1857. Under their direction the monastery flourished and saw at one time 45 monks in residence. However two fires, one in 1892 which destroyed the monastery and another in 1896 which destroyed the farm buildings, along with other difficulties, caused the Belgian monks in 1900 to vacate the Monastery and move to Rhode Island. The present monastery building was begun in 1894 to replace the one that burned down.

In 1938 a group of German Augustinians purchased the property and began the hard work of restoration. This was the first foundation of the Augustinian Order in Canada. The Augustinians restored the buildings on the property and renamed the monastery “St. Augustine’s”. In addition to the various ministries which they provided for the local community the Augustinians established a model farm.

Over the years the Augustinians accomplished many good works at the monastery: A retreat house was opened in 1948; a wayside shrine to Our Lady of Grace, in a beautiful rustic setting on the property was established and opened in May 1952; a high school for young men was founded in 1954 (Good Counsel Academy) and in 1972 a rehabilitation center for alcoholics (Recovery House) was established. In 1960 the present chapel was built. In more recent years, due to declining numbers of men, the Augustinians decided to leave the monastery and transfer those who remained to their house of Marylake, in King City, north of Toronto.

EXECUTIVE SUMMARY | 922-940 MONASTERY ROAD

Parcel # 1	Main Monastery Grounds
PID#	10053684
Lot Size	Lot size: 174 acres
Buildings	3 storey Monastery Residence 60,000 sq. ft. Attached Church 13,000 sq. ft. Central Heating Plant 2,400 sq. ft. Barn & Wood Shop 15,000 sq. ft. 2 storey House 4,500 sq. ft. Gymnasium Building <u>4,500 sq. ft.</u> Total GLA 99,400 sq. ft.



EXECUTIVE SUMMARY | 922-940 MONASTERY ROAD

Parcel #2 Lot size: 60 acres
PID# 10068252 Undeveloped, mostly treed land

Parcel #3 Lot size: 150 acres
PID# 01251909 Undeveloped, treed land

Parcel #4 Lot size: 35 acres
PID# 10068278 Undeveloped, treed land

Parcel #5 Lot size: 60 acres
PID# 10068260 Undeveloped, treed land

Parcel #6 Lot size: 8.5 acres
PID# 10127025 Undeveloped, treed land



EXECUTIVE SUMMARY | 922-940 MONASTERY ROAD

Parcel # 7 PID# 01310754	Lot size: 16.4 acres Undeveloped, treed land
Parcel #8 PID# 01310762	Lot size: 95 acres Undeveloped, treed land
Parcel #9 PID# 10000099	Lot size: 250 acres Undeveloped, treed land
Parcel #10 PID# 10068302	Lot size: 22 acres Undeveloped, treed land
Parcel #11 PID# 10127157	Lot size: 2 acres Undeveloped, treed land



AREA OVERVIEW | 922-940 MONASTERY ROAD

ANTIGONISH, NOVA SCOTIA

The Community of Monastery is located within a rural part of the Municipality of Antigonish which is situated in the northeastern portion of the Nova Scotia Mainland bordered on the east by the Canso Causeway (which provides access to Cape Breton Island) and on the west by Pictou County. This region has a population base of 14,584 persons (2016 Statistics Canada Census).

The Municipality of Antigonish economy is driven primarily by the service sector as well as tourism and forestry related industries. The area is also a popular seasonal recreational cottage area as the County borders on the warm waters of the Northumberland Strait. The central sector of the Municipality includes the Town of Antigonish, the most densely populated area of the County. Antigonish is well situated within the province to take advantage of the existing transportation infrastructure which includes: The Trans Canada Highway connecting Cape Breton with the remainder of Mainland Nova Scotia.

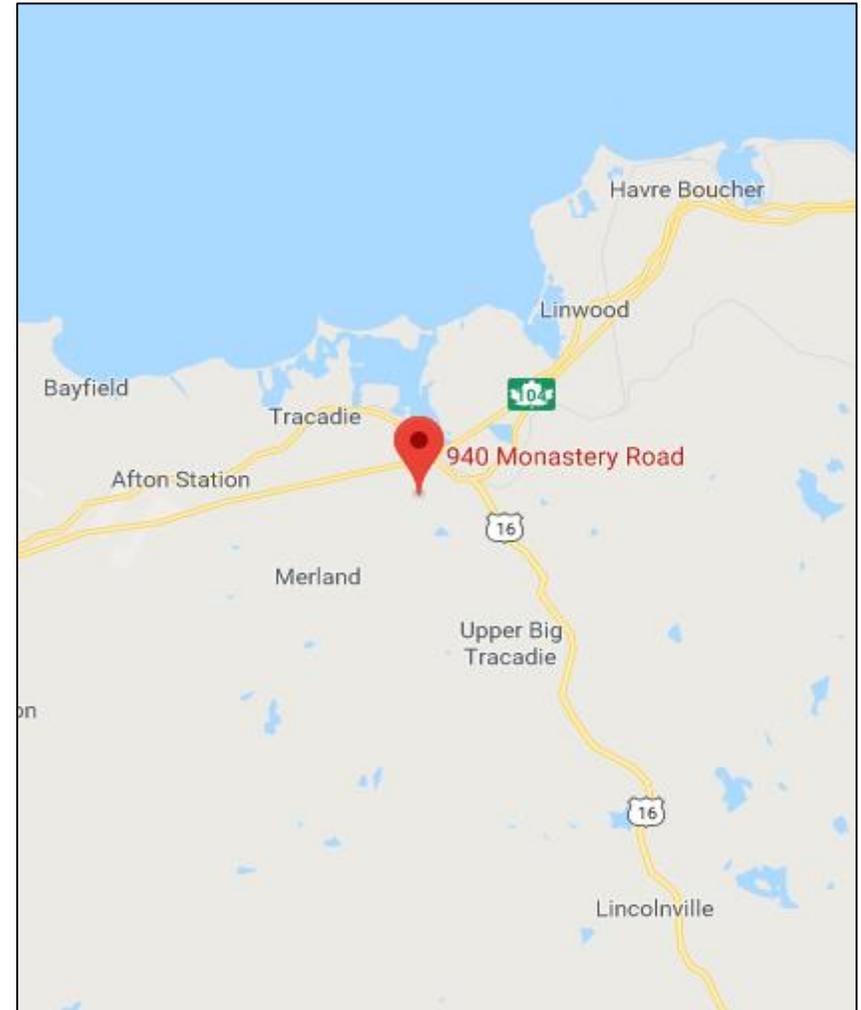


AREA OVERVIEW | 922-940 MONASTERY ROAD

MONASTERY, NOVA SCOTIA

The community of Monastery is located approximately 30 kilometers east of the Town of Antigonish and approximately 250 kilometers northeast of the Halifax Regional Municipality.

Development in the immediate area is of a relatively low density and consists mainly of modest to average class detached single family residential homes along the main roadways with some newer homes evident, recreational camps, some small scale farming use properties, and a very large component of bulk forest land.



SITE DESCRIPTION | 922-940 MONASTERY RD – PARCEL # 1

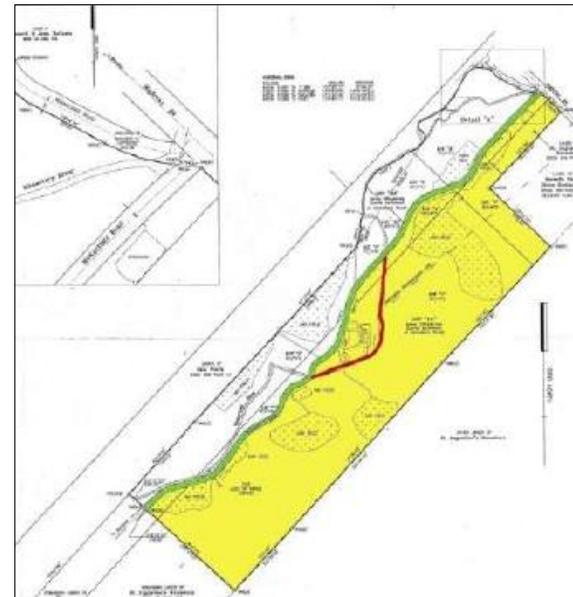
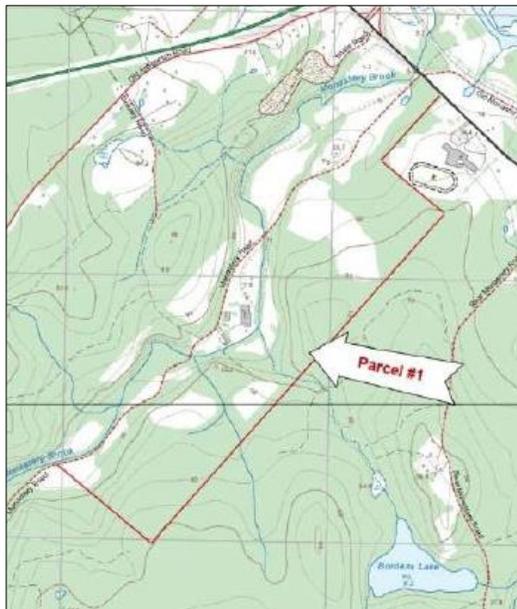
PID #	10053684
LOT SIZE	174 acres
SITE ACCESS	Frontage on Hwy #4 and Monastery Road
LAND SHAPE	Long, generally rectangular shape parcel
EASEMENTS	None
SITE SERVICES	Electricity, water, and onsite septic service.
ZONING	R1 – Rural and RS1 – Rural Settlement

SITE IMPROVEMENTS

3 storey Monastery Residence	60,000 sq. ft.
Attached Church	13,000 sq. ft.
Central Heating Plant	2,400 sq. ft.
Barn & Wood Shop	15,000 sq. ft.
2 storey House	4,500 sq. ft.
Gymnasium Building	<u>4,500 sq. ft.</u>
Total GLA	99,400 sq. ft.

MUNICIPAL ASSESSMENT

\$79,000 (2018 Resource Farm)
\$16,400 (2018 Resource Forest)



SITE DESCRIPTION | 922-940 MONASTERY ROAD – PARCEL # 2

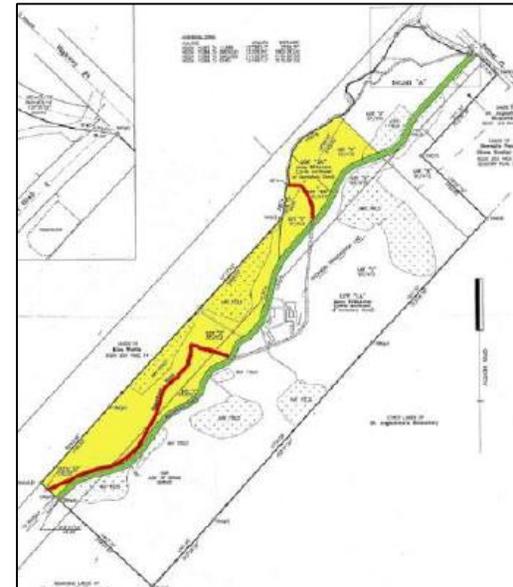
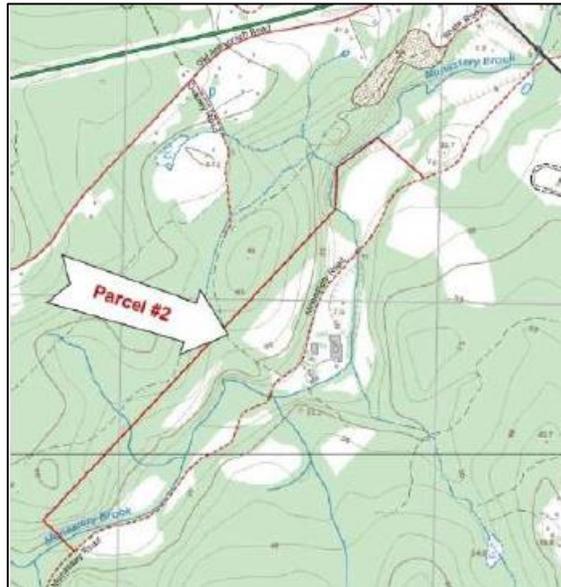
PID #	10068252
LOT SIZE	60 acres
SITE ACCESS	Frontage on Monastery Road
LAND SHAPE	Long, generally rectangular shaped parcel
EASEMENTS	None

SITE IMPROVEMENTS Unimproved treed land with some cleared pasturelands near the northern boundary.

MUNICIPAL ASSESSMENT \$28,800 (2018 Resource Farm)
\$7,200 (2018 Resource Forest)

ZONING R1 - Rural

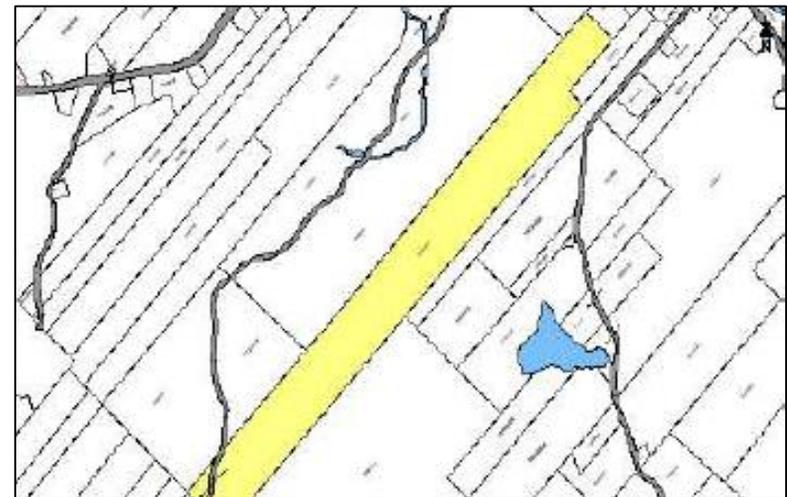
SITE SERVICES Electricity, policing, fire protection and postal service.



SITE DESCRIPTION | 922-940 MONASTERY ROAD – PARCEL #3

PID #	01251909
LOT SIZE	150 acres
SITE ACCESS	Frontage on Monastery Rd near south boundary
LAND SHAPE	Long, generally rectangular shape parcel
SITE SERVICES	Electricity, policing, fire protection and mail.
SITE IMPROVEMENTS	Unimproved, treed land.

EASEMENTS	<ul style="list-style-type: none">- Easement in favour of NS Power at the extreme southeast corner of the property where the overhead power transmission line cuts through the subject.- Utility easement in favour of Maritime Telegraph & Telephone (MT&T) for the same area mentioned above for the maintenance and repair of their overhead lines.- Subject benefits from a 12 right-of-way for access to the lot from Highway #4 over the adjacent land parcel to the northeast (PID #10011195)
MUNICIPAL ASSESSMENT	\$10,300 (2018 Resource Farm) \$10,800 (2018 Resource Forest)
ZONING	R1 - Rural



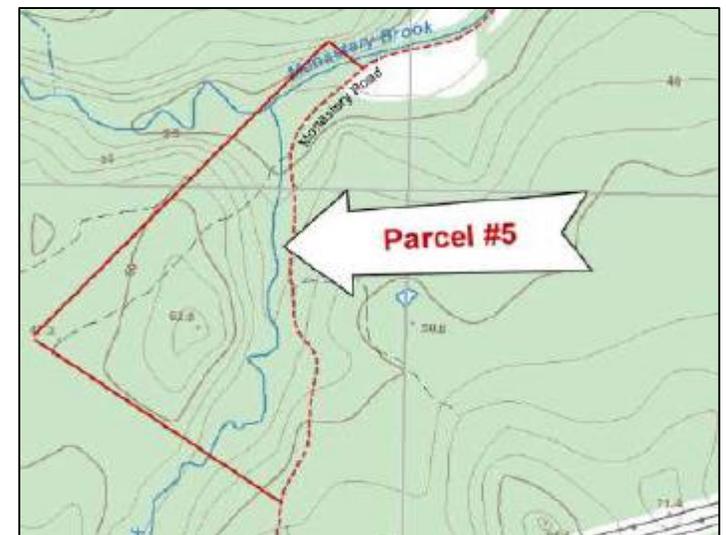
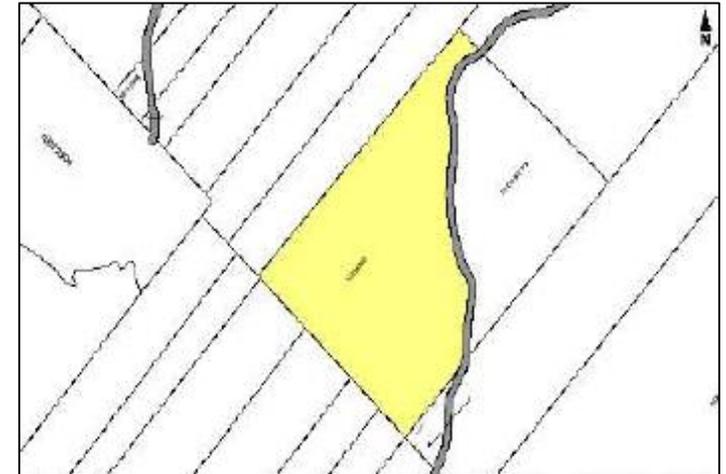
SITE DESCRIPTION | 922-940 MONASTERY ROAD – PARCEL #4

PID #	10068278
LOT SIZE	35 acres
SITE ACCESS	Frontage on Monastery Road along western boundary
LAND SHAPE	Generally triangular shape parcel
EASEMENTS	No easements
SITE SERVICES	Available services include electricity, policing, fire protection and mail.
SITE IMPROVEMENTS	Unimproved, treed land.
MUNICIPAL ASSESSMENT	\$12,600 (2018 Resource Forest)
ZONING	R1 - Rural



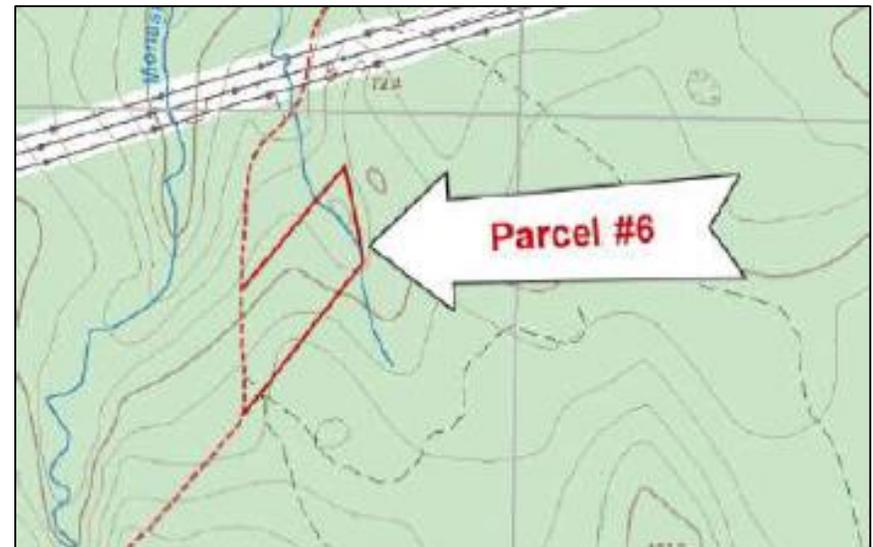
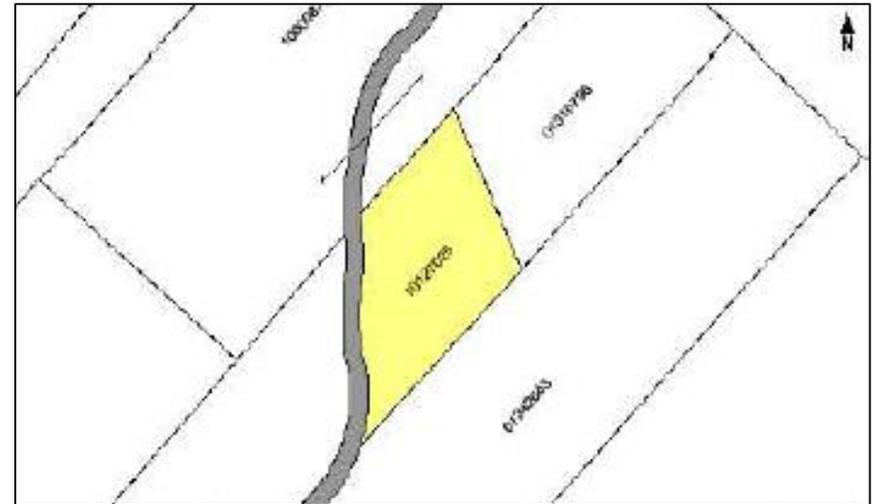
SITE DESCRIPTION | 922-940 MONASTERY ROAD – PARCEL #5

PID #	10068260
LOT SIZE	60 acres
SITE ACCESS	Frontage on Monastery Road along eastern boundary
EASEMENTS	No easements
LAND SHAPE	Generally triangular shape parcel
SITE SERVICES	Electricity, policing, fire protection and mail.
SITE IMPROVEMENTS	Unimproved, treed land
MUNICIPAL ASSESSMENT	\$16,200 (2018 Resource Forest)
ZONING	R1 - Rural



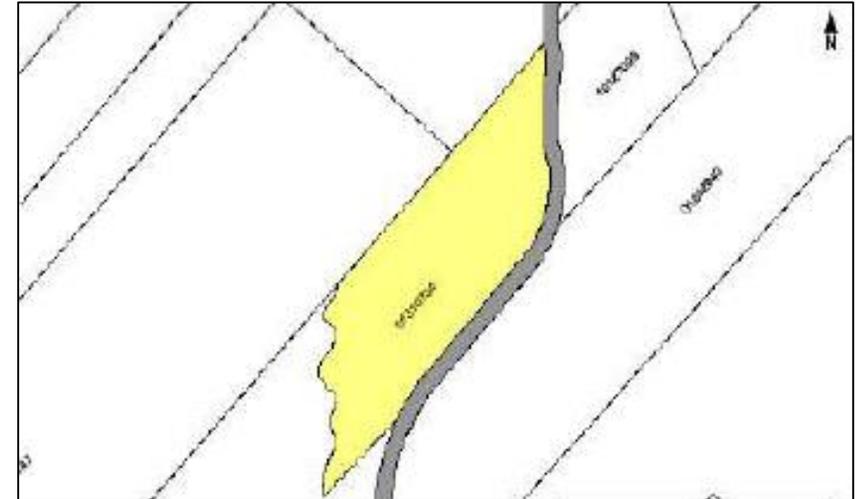
SITE DESCRIPTION | 922-940 MONASTERY ROAD – PARCEL #6

PID #	10127025
LOT SIZE	8.5 acres
SITE ACCESS	Frontage on Monastery Road along western boundary
LAND SHAPE	Generally square shape parcel
EASEMENTS	No easements
SITE SERVICES	Available services include electricity, policing, fire protection and mail.
SITE IMPROVEMENTS	Unimproved treed land
MUNICIPAL ASSESSMENT	\$8,700 (2018 Resource Taxable)
ZONING	R1 - Rural



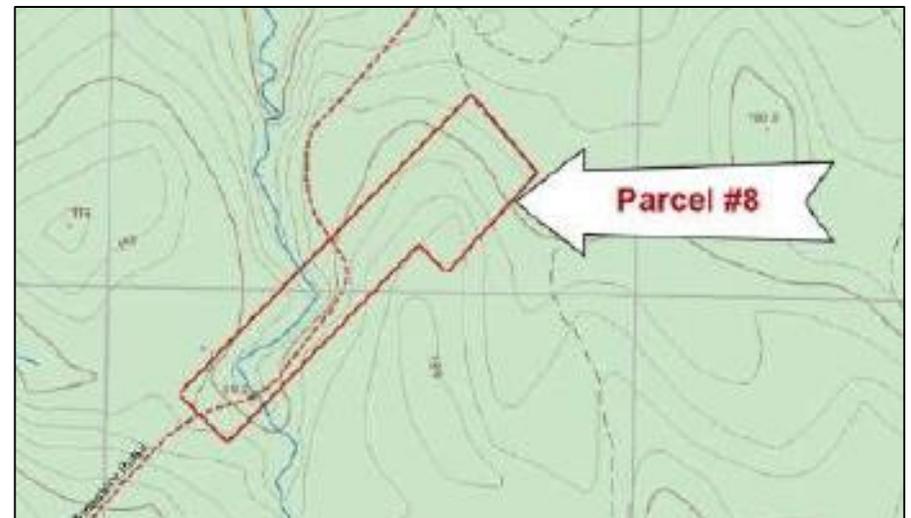
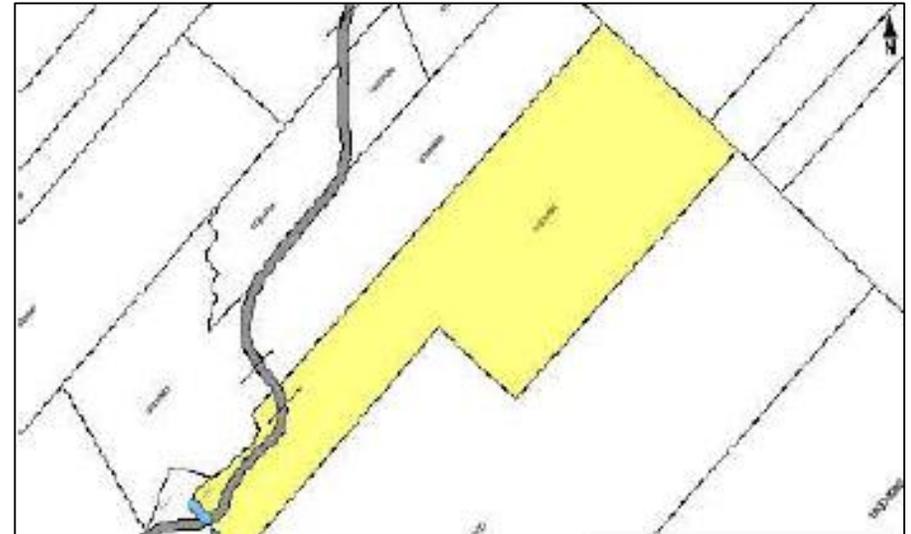
SITE DESCRIPTION | 922-940 MONASTERY ROAD – PARCEL #7

PID #	01310754
LOT SIZE	16.4 acres
SITE ACCESS	Frontage on Monastery Road along east/south boundaries
LAND SHAPE	Generally square shape parcel
EASEMENTS	No easements
SITE SERVICES	Available services include electricity, policing, fire protection and mail.
SITE IMPROVEMENTS	Unimproved treed land
MUNICIPAL ASSESSMENT	\$5,900 (2018 Resource Forest)
ZONING	R1 - Rural



SITE DESCRIPTION | 922-940 MONASTERY ROAD – PARCEL #8

PID #	01310762
LOT SIZE	95 acres
SITE ACCESS/FRONTAGE	Frontage on Monastery Road near south boundary
LAND SHAPE	Irregular shape parcel
EASEMENTS	No easements
SITE SERVICES	Available services include electricity, policing, fire protection and mail.
SITE IMPROVEMENTS	Unimproved, treed land
MUNICIPAL ASSESSMENT	\$14,400 (2018 Resource Forest)
ZONING	R1 - Rural



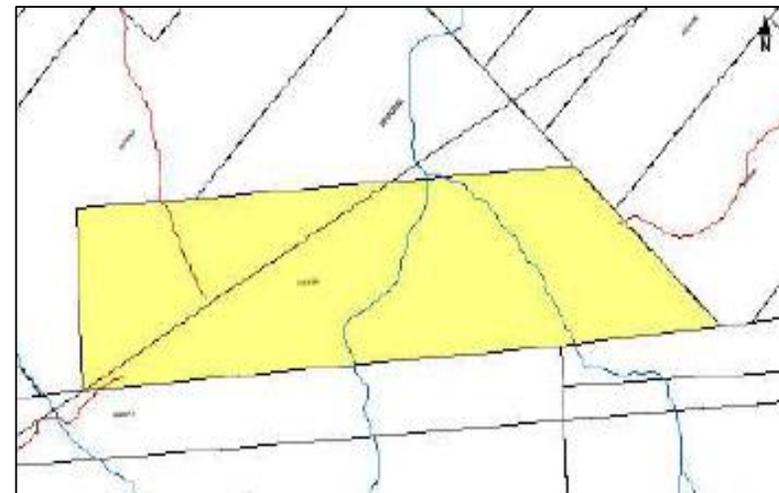
SITE DESCRIPTION | 922-940 MONASTERY ROAD – PARCEL #9

PID #	10000099
LOT SIZE	250 acres
SITE ACCESS	None. Right of way access assumed from Monastery road via woods road over Crown Land to western boundary
LAND SHAPE	Generally rectangular shape parcel
SITE SERVICES	Available services include electricity, policing, fire protection and mail.
SITE IMPROVEMENTS	Unimproved, treed land
MUNICIPAL ASSESSMENT	\$27,300 (2018 Resource Forest)

EASEMENTS

- 100 foot wide easement in favour of NS Power that severs the property beginning at the southwestern corner of the property and running in a north-easterly direction where the overhead power transmission line cuts through the subject
- A utility easement in favour of Maritime Telegraph & Telephone (MT&T) for the same area mentioned above for the maintenance and repair of their overhead lines.
- Subject is also assumed to benefit from an access easement/right of way over the current/former woods road that begins at the Monastery Road near the southern boundary of PID 01310762 and running in a south easterly direction crossing over PID 01242700 to the western boundary of the subject lot although no mention of this was found based on a review of NSPRD documents.

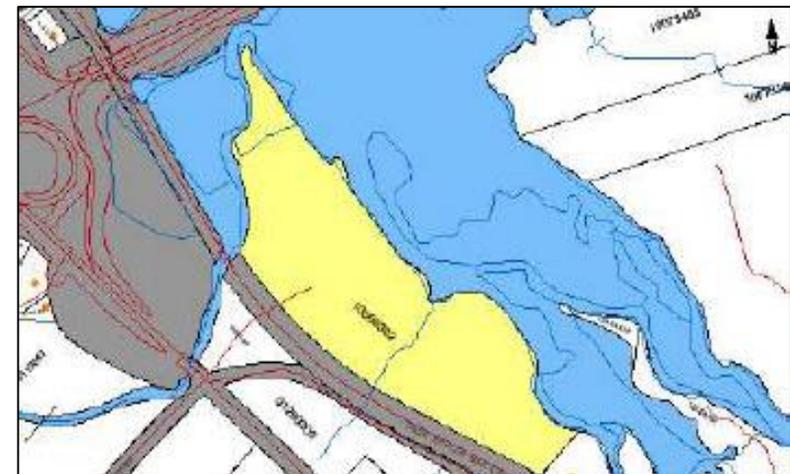
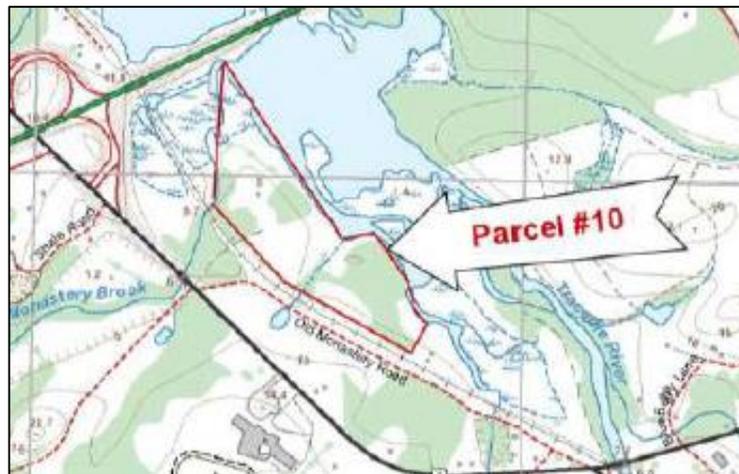
ZONING R1 - Rural



SITE DESCRIPTION | 922-940 MONASTERY ROAD – PARCEL #10

PID #	10068302
LOT SIZE	22 acres
SITE ACCESS	No frontage. Right of way access over rail line via PID 10127157
LAND SHAPE	Irregular shape parcel - riverfront
EASEMENTS	No easements, however it is assumed that since the property exhibited direct road frontage prior to construction of the railway (which as severed the property) via PID#10127157, that the property does have legal right of way access from the roadway and crossing over the railway lands.

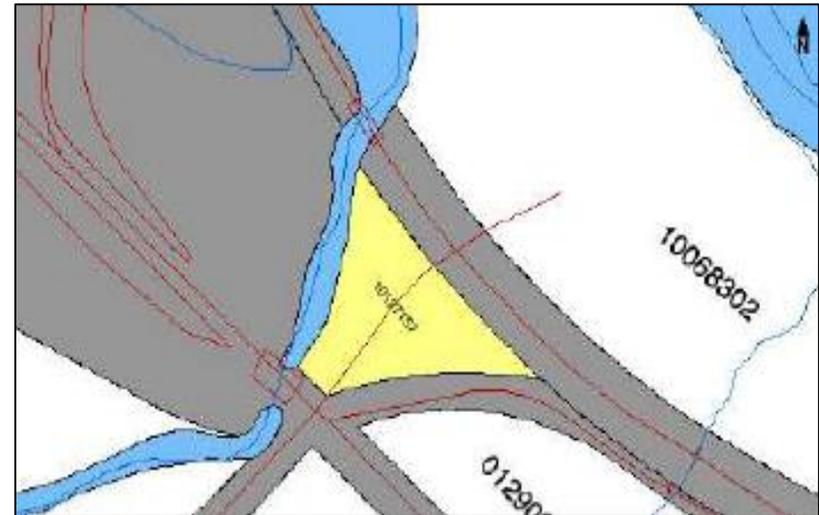
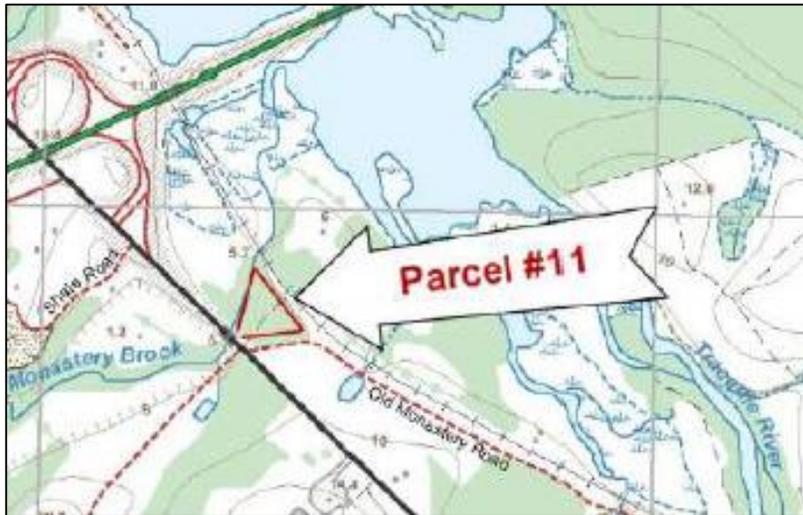
SITE SERVICES	Available services include electricity, policing, fire protection and mail.
SITE IMPROVEMENTS	Unimproved. Partially treed and partially cleared land.
MUNICIPAL ASSESSMENT	\$19,800 (2018 Resource Farm)
ZONING	RS-1 – Rural Settlement



SITE DESCRIPTION | 922-940 MONASTERY ROAD – PARCEL #11

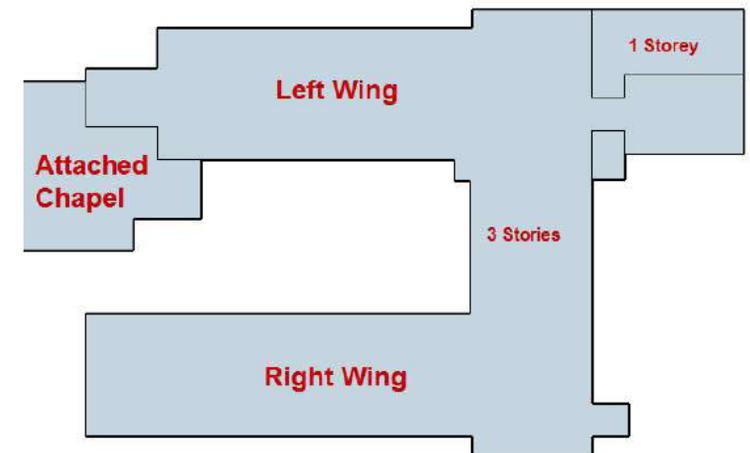
PID #	10127157
LOT SIZE	2 acres
SITE ACCESS	Frontage on Highway #4 and Old Monastery Road
LAND SHAPE	Triangular shape parcel
SITE SERVICES	Available services include electricity, policing, fire protection and mail.
SITE IMPROVEMENTS	Unimproved and partially treed, partially cleared.

EASEMENTS	No easements, however it is assumed that since the property was once consolidated with PID#10068302 prior to construction of the railway (which has severed the property), that the property does have an encumbering access easement in favour of PID # 10068302 for providing legal right of way access from the roadway and crossing over the railway lands.
MUNICIPAL ASSESSMENT	\$3,200 (2018 Resource Taxable)
ZONING	RS-1 – Rural Settlement



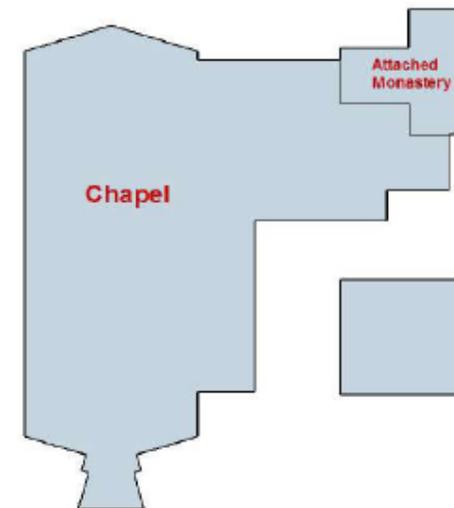
BUILDING OVERVIEW | 922-940 MONASTERY ROAD – PARCEL #1

Property	Monastery/convent building
Use & Occupancy	Dormitory rooms, classrooms, office, kitchen, and dining areas.
Year Built	Circa 1894 – 1897
Construction Type	Masonry exterior frame with wood frame floors
Number of Stories	3 plus walk up attic and partial basement/crawl space
Gross Building Area	First floor: 11,467 sf
	Second floor: 10,642 sf
	Third floor: <u>10,642 sf</u>
	Total: 32,750 sf
Interior Description	Main floor: Religious prayer rooms, dining rooms, large kitchen with walk-in cooler/freezer and attached bakery, small kitchen, laundry room, washrooms.
	Second & Third floor: Classroom, office area, dormitory-style single rooms (each with own sink), larger dormitory-style rooms with ensuite bathroom, common bathroom facilities.
	Centre section: Two common use libraries
Electrical	200 amp main electrical entrance to 60, 100 & 200 amp sub panels
Heating / Mechanical	Hot water cast iron radiators supplied by wood fired boiler
	5 ductless heat pump units providing heating/air conditioning
	2 x 65 gallon circulating hot water tanks
	1 x 40 gallon electric domestic hot water tank
	Attic mounted HRV unit (does not service entire building)
	Copper/ABS/Cast iron plumbing lines
Sump pump	



BUILDING OVERVIEW | 922-940 MONASTERY ROAD – PARCEL #1

Property	Attached Church
Use & Occupancy	Chapel Building
Year Built	Circa 1952
Construction Type	Wood Glulam arch rib frame
# Storeys	1 storey wood frame structure (glued laminated arch-rib) and small rear balcony
Gross Building Area	20,165 sf



Interior Description	Mostly open space with a small balcony located near the front entrance doors and a large side Sacristy room which attaches to the main Monastery building.
Electrical	Electrical and water supply/disposal is supplied via attached Monastery Service entrance
Heating	Hot water in floor heating supplied by wood fired boiler – separate detached building. 3 ductless heat pump units providing supplemental heating/air conditioning

BUILDING OVERVIEW | 922-940 MONASTERY ROAD – PARCEL #1

Property	Central Heating Plant
Use & Occupancy	Heating plant building
Year Built	Circa 1952
Construction Type	Masonry frame The walls are exposed to the concrete blocks and the ceilings are open to the trusses and the metal pan roof.
Number of Stories	1
Gross Building Area	1,600 sf
Mechanical	Wood fired boiler 2 water tanks 3 filter tanks 5 water softener tanks UV light system Main domestic water supply from the steam underground fed to Monastery building.
Plumbing	None
Electrical	100 amp main fuse panel to breaker sub panel



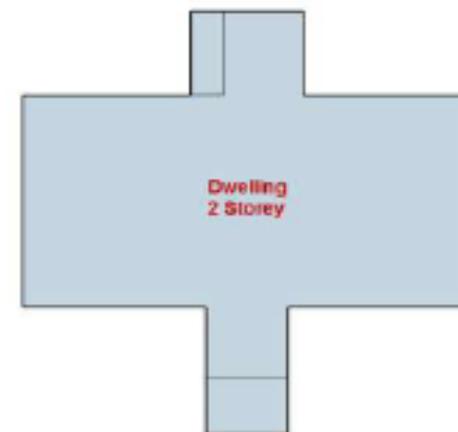
BUILDING OVERVIEW | 922-940 MONASTERY ROAD – PARCEL #1

Property	Barn & Wood Shop
Use & Occupancy	Equipment storage/woodworking shop
Year Built	May date back as early at the 1900's
Construction Type	Wood frame (post and beam) Much of the barn contains wood plank interior walls and has a dirt floor although some areas have poured concrete floors
Number of Stories	1 plus partial loft
Gross Building Area	6,317 sf
Interior Description	Contains several divided areas devoted to equipment storage and woodworking shop areas and tool rooms. A storage loft is also located above much of the barn and used as storage only.
Heating	Several individual wood burning stoves provide localized heat
Electrical	100 amp main electrical entrance to several sub-panels



BUILDING OVERVIEW | 922-940 MONASTERY ROAD – PARCEL #1

Property	Single family dwelling
Use & Occupancy	Rental House
Year Built	Circa late 1890's
Construction Type	Wood frame on stone and mortar foundation
Number of Stories	2
Gross Building Area	Main floor: 1,624 sf Second floor: <u>1,556 sf</u> Total: 3,180 sf
Interior Description	Main floor: Living room, kitchen, and dual dining room/sitting room Second floor: 4 average sized bedrooms and 1 x 3 pc bathroom. Interior finishes include laminate, vinyl tile, and ceramic tile flooring throughout, painted gyproc / plaster walls and ceilings (some wood walls and ceiling tiles).
Electrical	100 amp main electrical entrance (fuses) to breaker sub panel 40 gallon electric hot water tank
Heating	Electric baseboard heat throughout Wood stove in living room



BUILDING OVERVIEW | 922-940 MONASTERY ROAD – PARCEL #1

Property	Gymnasium Building
Use & Occupancy	Gymnasium
Year Built	Circa mid 1960's
Construction Type	Pre-engineered steel frame (Butler-Style) Raised slab and frost wall foundation
Number of Stories	1
Gross Building Area	6,000 sf
Interior Description	Entirely open floor space. Hardwood strip flooring throughout.
Electrical	30 amp breaker sub-panel
Heating / Plumbing	None



CONTACT INFORMATION



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