

CONVERSION - NOT CONDOS - FOR CENTURY-OLD LANDMARK REBRANDED 'THE OXFORD'

***PROPERTY OWNER HAS ARRANGED OVER \$1.2 MILLION IN GOVERNMENT
FUNDING FOR REPURPOSING OF MASSIVE HISTORIC SOUTHERN-ONTARIO
STONE CHURCH***

FOR IMMEDIATE RELEASE—INGERSOLL, ONTARIO—With a drastic decline in church attendance across the country, an estimated 9,000 churches and other religious spaces will permanently close in the next decade. But for 150-year-old St. James Anglican Church in Ingersoll, Ontario - a magnificent stone building now rebranded as The Oxford - Toronto Property Developer Apostolos Sigalas has made sure it will be respectfully repurposed instead of demolished for redevelopment.

“I truly believe that with some ingenuity and financial skill set, historic churches can be saved by being converted into commercial spaces instead of tearing them down to build condos,” says Sigalas. “We believe St. James Church would be best used in a way that will economically and culturally benefit the community - as a microbrewery, restaurant, and multi-use event space.”

The Oxford, which has been successfully rezoned for commercial use, offers three distinct event rooms at over 3,000 sq feet each, a commercial kitchen, production and storage facilities, two wine cellars, two loading docks, a modern furnace and boiler system, office spaces, and 38 onsite parking spots. Sigalas’ design plans started by removing all religious symbols and is now in the process of adding contemporary fixtures while protecting the integrity and character of the century-old structure.

“In an effort to attract potential tenants to lease The Oxford in this precarious COVID-19 climate, I’ve arranged for over \$1.2 million in government loans and grants that can be utilized to cover moving and renovation costs,” says Sigalas. “This once-in-a-lifetime opportunity to merge a business with such a prestigious landmark property.

The substantial government loans and grant amounts that have been arranged for the potential tenant include:

- Approved for \$40,000 in municipal facade renovation grant and Loan
- Over \$50,000 in municipal property tax grants available
- Up to \$350,000 government loans available for equipment and leaseholds
- Up to \$650,000 in federal government loans for business development costs

For more information about this revitalized landmark, please visit 184oxford.ca. If you'd like to request an interview with Apostolos Sigalas, please contact:

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About Apostolos Sigalas, Finance Broker & Property Redeveloper

Over the past 25 years, Apostolos's keen sense of curiosity and unwavering perseverance has garnered him success across multiple industries - each venture gaining him new insight, skills and varied know-how.

Apostolos attended Simon Fraser University in BC on a Football Scholarship and graduated with a Double Major in Business Administration and European History. Straight out of school and at the age of 24, he opened the award-winning *Flavour Dessert Café* in Toronto. His business savvy and success caught the attention of CIBC Small Business, and in 2003 he was recruited to manage their high-net-worth commercial clients in Toronto— taking care of all of their finance and investment needs.

Apostolos considers the 5-years he spent at CIBC one of the greatest learning experiences of his career. During his tenure, Apostolos mastered all aspects of Retail Bank Financing and Procedures as well as gained years of practical experience in structuring large Residential and Commercial Loans. By managing the Financial Portfolios for the Founders & CEOs of many well-known Canadian companies, Apostolos gained invaluable insight across a range of diverse business industries.

In the midst of the 2008 recession, Apostolos left CIBC to open West Liberty Financial in downtown Toronto's King West neighbourhood. The success of West Liberty Financial allowed him to explore real estate development that focused on utilizing his creativity to construct unique spaces and applied his knowledge of finance to make his visions a profitable reality.

Apostolos merges his love of architecture, history, and business to analyze all aspects of a potential property which has driven him to venture into the development of lounge-style restaurants, King West lofts, building contemporary style homes, and now the redevelopment of historic Ontario churches and properties.