

Potential Meeting Hall for the Church in Stuttgart, Germany

Background:

The church in Stuttgart hasn't had a permanent meeting location since the Plieningen meeting hall, the former meeting hall that brother Witness Lee designed, was taken over by the opposers in the late 1980s. So instead, the church has since then been meeting in rented venues. Currently, there are around 65 saints and 15 children and young people in the church..

A potential meeting hall has been identified:

- The location of this property and its surroundings are perfect for a meeting hall of the church:
 - Close to many of the saints and to the university (within a 10-minute drive).
 - Easy access to public transport: trains, trams, buses (within a 5-minute walk).
 - A public park with spacious green areas suitable for picnics, recreation, gospel outreach, etc., and playgrounds for children is right next to the property.
 - Located between commercial and residential areas.
- Potential use of this meeting hall and the park next door:
 - Church meetings, love feasts, children's activities, young people and student events, etc.
 - Video Training and blending gatherings with other churches.
 - Regional conferences for young people, students, young adults, etc.

Property use:

- Description of the building/meeting areas:
 - Ground floor - Large room, probably for children's meeting, industrial kitchen, and storage areas.
 - First floor - Main hall with a seating capacity of 150 to 170, and a lobby/library/reading area.
 - Second floor - Three relatively large rooms, Two medium size rooms and one smaller room for multiple use, a lobby/sitting area and a spacious terrace.
- Parking:
 - Five private parking spots, two in the garage and three outside of the building.
 - The public parkings nearby are free during the weekdays in the evening and on the weekends.
 - Twelve of the public parking spaces next to the property could be potentially purchased.
- Potential rental income - Space with proper storefront facing the main street, currently rented out as a small dental office.

Condition of the property and its need of renovation

- Due to the age and state of the property, it will require extensive renovation.
- For immediate and temporary use, the property will require:
 - Soundproofing the building by installing new double-glazed windows to avoid complaints from the neighbourhood.
 - Cosmetic repair of damaged walls, ceilings, and floor tiles in the main meeting room, lobby area, two large rooms on the second floor, the room for children on the ground floor, and toilets.
- For long term use, after project approval from the city in 6-12 months, the property will require:
 - Restoration of the facade and significant renovation of the roof, most of the second floor, terrace and garage.
 - New heating, electrical, plumbing, ventilation, lighting, and flooring to bring the building up-to-date and meet the current building codes.
 - Installation of air conditioning (for further soundproofing).

The costs to acquire and renovate the property, and the duration needed to renovate

- Phase 1 (one to two months):
 - The proposed purchase price is **1,587,000€**.
 - Basic cosmetic redecoration is estimated to be **100,000€**.
 - Total costs for purchasing and readying the property for temporary use is **1,687,000€**.
- Phase 2 (9 to 15 months, depending on time of approval from the city):
 - All new installations and required renovations mentioned above are estimated to be **1,088,000€**.
- Total project costs are estimated to be **2,775,000€**.

If you are burdened to give toward the purchase and renovation expenses for this meeting hall, please visit ElimSprings.de/english and add a comment in your donation to designate it is for "Stuttgart Meeting Hall".

Potential Meeting Hall for the Church in Stuttgart, Germany
Rathausstraße 5, 70565 Stuttgart

