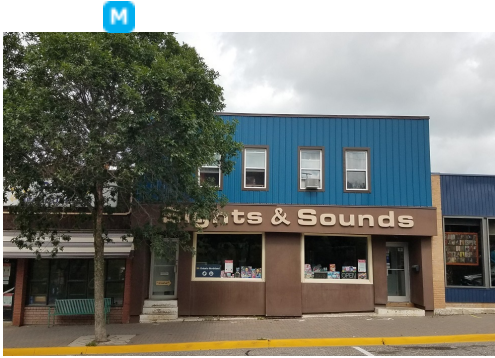


CLIENT VIEW



List Price	\$499,000	MLS #	SM129308
Status	FOR SALE	ICI Type	Business Incl. Bldg,
		Business Type	Residential, Retail
Address	158 Ontario AVE		
City	Elliot Lake	P5A 1Y3	
District	East	Zoning	Commercial/Residential
Sub District	Elliot Lake	Lot Size	34 x 60
Assessment \$	112,000.00	Acreage	
Annual Taxes	\$4,286.00 / 2020	Fronting On	West
Lease Price	/	Land Type	
Possession			
Closing Date			

Public Remarks Very unique opportunity to purchase 2 profitable businesses and live upstairs in the beautifully remodeled apartment with partial views of Horne Lake! This building is located in a prime downtown location and offers plenty of street parking and 3 private parking spaces out back. Well established Sights and Sounds is on the main floor and has been in business for over 20 years and has gas forced air heating and central air. Algoma Vape is located on the lower level and is the only business in town to sell government regulated vaping supplies. Stunning 3 bedroom, 2 bathroom apartment upstairs showcases a spacious open kitchen and a fantastic balcony with phenomenal views of the city and Horne Lake. Owners are willing to sell building only. This building offers a small garage at the back and loads of storage space. Almost 1400 sq ft per floor. Roof, siding, windows and doors updated within the last 10-15 years. Showings preferred after business hours. Serious inquiries and pre-qualified buyers only. Call today to set up a private and confidential viewing of this fantastic property!

Directions
Roll # **574100000502800**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	No	Lockbox Y/N	No
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	No	PROPERTY FEATURES	Air Conditioning, Basement, Parking, Security System, Store Front, Workshop/Storage
Date and Phase	N/A	HEATING TYPE	Baseboard, Forced Air
SPIS Y/N		HEATING SOURCE	Electric, Natural Gas
Survey Y/N	/	ACCESS	Municipal Road
Total SqFt	2,744.00	BASEMENT	Full Basement
Occupancy	Owner	SERVICES AVAILABLE	Bus Service, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone
Age	Age (Building) 26+ Years	WATER/WELL	Municipal Water
Rental Equip	HWT, Security (Counterforce), Pop	SEWER/SEPTIC	Sewer
		Septic Details	
		EXTERIOR FINISH	Siding
		ROOF TYPE	Flat, Membrane

Chattel Included **All Store Contents/ Appliances/ Inventory Negotiable**
Fixtures Excluded

Seating Capacity		Parking # of Spaces	3	ANNUAL
Retail SqFt	1,372	# Stories	2	Annual Water/Sewer Exp
Office SqFt	1,372	# Elevators		300.00
Indust./Warehse SqFt				Annual Insurance Exp
Residential SqFt				5,500.00
Commercial SqFt				Annual Heating Exp
Ceiling Height				627.81
				Annual Hydro Exp
				3,068.81
				Annual Other Exp
				Annual Total Exp
				Gross Income
				Net Operating Income

Listing Office	Oak Realty Ltd. - OFFC: 705-848-9000	Selling Office	
Sold Price		Firm Date	
	Compliments of: MEGAN WOODS - OFFC: 705-848-9000	BROKERAGE STAFF	
	E-mail: admin@oakrealty.ca		
	Company Name: Oak Realty Ltd. - OFFC: 705-848-9000		