

CLIENT VIEW



List Price	\$499,000	MLS #	SM130959
Status	FOR SALE	Type	Semi-Detached
Address		SubType	
158 Ontario AVE		Residential	
City		P5A 1Y3	
Elliot Lake			
District	East	Zoning	Residential/Commercial
Sub District	Elliot Lake	Lot Size	34 x 60
Assessment \$	112,000.00	Acreage	
Annual Taxes \$	\$4,286.00	Fronting On	West
	2020	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**
 PIN **316240060**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	No	Lockbox Y/N	No
Local Imprv	No	Imprv Cost \$	
Survey Y/N		Survey Date	
Approx SqFt	2501-3000	SPIS Y/N	
# Bdrms AG	3	# Bdrms BG	TTL 3
# Full Baths	2	# Half Baths	TTL 2
Age		Age (Building)	26+
Hydro Costs \$ / Per Heat Cost \$ / per Condo/Lot Fee \$/Mo	627.81		
Rental Equip	Hot Water Tank, Security Systems		
		STYLE	2-Storey
		SERVICES AVAILABLE	Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		SITE INFLUENCES	Scenic View
		BASEMENT 1	Full Basement
		EXTERIOR FINISH	Siding
		FEATURES INTERIOR	Built-in Dishwasher, Central Air, Security System
		FEATURES EXTERIOR	Balcony
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		DRIVEWAY SIZE	Other
		DRIVEWAY DETAILS	Asphalt

Chattel Included **Appliances, All Store Contents, Inventory Negotiable**

Fixtures Excluded **Any Rentals**

LEVEL	ROOM	SIZE	FLOOR
2LVL	KITCH	11.23 x 17.06	
2LVL	PBDRM	17.56 x 13.15	
2LVL	BONUS	5.54 x 12.72	Walk-In Closet in Primary Bed
2LVL	BATH1	9.43 x 13.14	3-PC
2LVL	LIVRM	7.55 x 17.84	
2LVL	BDRM2	9.07 x 15.14	
2LVL	BATH2	9.18 x 11.21	Bath 4-PC/Laundry
2LVL	BDRM3	12.23 x 12.79	

LEVEL	ROOM	SIZE	FLOORING
MFLR	BONUS	1372	Commercial Sq Ft

List 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**