

CLIENT VIEW



List Price	\$2,000	MLS #	SM131374
Status	FOR LEASE	ICI Type	
		Business Type	Business Service, Food
Address	253 Hillside DR S		
City	Elliot Lake	P5A 1N7	
District	East	Zoning	Commercial
Sub District	Elliot Lake	Lot Size	50 x 46
Assessment \$	838,000.00	Acreage	
Annual Taxes	\$0.00 / 2021	Fronting On	South
Lease Price	/	Land Type	
Possession			
Closing Date			

Public Remarks This commercial unit has great potential for a successful business. With a high school and elementary school located just down the street you will have lots of foot traffic coming through, during all 4 seasons. Located in busy shopping plaza. This unit has been recently cleaned out from the past tenant and has been freshly drywalled and finished. Tenant pays heat, hydro, water, common expenses and rent +HST on this amazing corner unit. Move in ready opportunity for an up and coming business with one of the best locations in town. This is a no brainer. Call today to view this commercial space, before it's gone! Don't miss out on this great opportunity.

Directions
 Roll # **574100002409600**
 PIN **316250095**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Yes	Lockbox Y/N	No
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	No		
Date and Phase	0		
SPIS Y/N			
Survey Y/N	/		
Approx SqFt	2001-2500	HEATING TYPE	Forced Air
Occupancy	Vacant	HEATING SOURCE	Natural Gas
Age		ACCESS	Municipal Road
Rental Equip		Age (Building)	26+ Years
		BASEMENT	None
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		Septic Details	
		EXTERIOR FINISH	Brick

Chattel Included
 Fixtures Excluded

Seating Capacity		Parking # of Spaces		ANNUAL
Retail SqFt		# Stories	1	Annual Water/Sewer Exp
Office SqFt		# Elevators		Annual Insurance Exp
Indust./Warehse SqFt				Annual Heating Exp
Residential SqFt				Annual Hydro Exp
Commercial SqFt	2,300			Annual Other Exp
Ceiling Height				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			