

CLIENT VIEW



List Price	<b>\$1,999,999</b>	MLS #	<b>SM133160</b>
Status	<b>FOR SALE</b>	ICI Type	<b>Business Incl. Bldg, Other</b>
		Business Type	<b>Automotive, Business</b>
Address	<b>6 &amp; 38 Oakland BLVD</b>		
City	<b>Elliot Lake</b>		<b>P5A 2T1</b>
District	<b>East</b>	Zoning	<b>Highway Commercial</b>
Sub District	<b>Elliot Lake</b>	Lot Size	
Assessment \$	<b>534,000.00</b>	Acreage	<b>1.50</b>
Annual Taxes	<b>\$22,916.47 / 2020</b>	Fronting On	<b>South</b>
Lease Price	/	Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** Very rare opportunity to purchase a 12,087 sq ft commercial plaza with over an acre and a half of land with a prime location and visibility at the entrance of Elliot Lake. Buyer has the opportunity to take over 2 profitable businesses (Choice Tire & Repair Centre & Squeaky Clean Touch Free Car Wash) or this property offers a multitude of other business opportunities to make it your own. This turn key business has had a loyal customer base over the years, includes all supplies to operate the businesses and offers ample parking. This building is currently rented by 2 other long term tenants and offers the potential to rent out more space. Seller is willing to provide training to any new purchaser. Financials will be available to qualified buyers and upon signing a confidentiality agreement. This property is located 16 miles North of the Trans Canada Highway #17 half way between the cities of Sault Ste Marie and Sudbury. Don't miss out on this great opportunity, call today!

**Directions**  
 Roll # **574100000511903 & 574100000511300**  
 PIN **314040226 & 314040225 & 314040222**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>No</b>	Lockbox Y/N	<b>No</b>
Local Imprv	<b>No</b>	Imprv Cost \$	
Enviro. Audit	<b>No</b>		
Date and Phase	<b>N/A</b>		
SPIS Y/N			
Survey Y/N	/		
Approx SqFt	<b>5000+</b>		
Occupancy	<b>Owner &amp; Tenant</b>		
Age	<b>1980</b>	Age (Building)	<b>26+ Years</b>
Rental Equip	<b>XEROX MACHINE, POS MACHINE,</b>		
		PROPERTY FEATURES	<b>Air Conditioning, Cranes, Equip. Included, Office Space, Outside Storage, Overhead Doors, Parking, Security System, Workshop/Storage</b>
		HEATING TYPE	<b>Baseboard, Forced Air</b>
		HEATING SOURCE	<b>Electric, Natural Gas, Oil</b>
		ACCESS	<b>Municipal Road</b>
		BASEMENT	<b>Slab or Corefloor</b>
		SERVICES AVAILABLE	<b>High Speed Internet, Hydro, Natural Gas, Telephone</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		Septic Details	
		EXTERIOR FINISH	<b>Brick, Siding</b>
		ROOF TYPE	<b>Metal</b>

**Chattel Included** All Equipment and Inventory to Run Businesses; Computers, Surveillance (16 Cameras), Appliances, Sign, Trailer, Shed, Full List to be Provided to Purchasers  
**Fixtures Excluded** Vacuum Station out Front, Personal Tools, Customers Tires

Seating Capacity		Parking # of Spaces		<b>ANNUAL</b>
Retail SqFt		# Stories		Annual Water/Sewer Exp
Office SqFt		# Elevators		Annual Insurance Exp <b>14,000.00</b>
Indust./Warehse SqFt				Annual Heating Exp
Residential SqFt				Annual Hydro Exp
Commercial SqFt	<b>12,078</b>			Annual Other Exp
Ceiling Height				Annual Total Exp
				Gross Income
				Net Operating Income

Listing Office	<b>Oak Realty Ltd. - OFFC: 705-848-9000</b>	Selling Office	
Sold Price		Firm Date	
	Compliments of: <b>Megan Admin_Woods - OFFC: 705-848-9000</b>		<b>BROKERAGE STAFF</b>
	E-mail <b>admin@oakrealty.ca</b>		
	Company Name: <b>Oak Realty Ltd. - OFFC: 705-848-9000</b>		