

CLIENT VIEW



List Price	<b>\$800,000</b>	MLS #	<b>SM240159</b>
Status	<b>FOR SALE</b>	ICI Type	
		Business Type	<b>Business Service</b>
Address	<b>11 Mary WALK</b>		
City	<b>Elliot Lake</b>		<b>P5A 1Z9</b>
District	<b>East</b>	Zoning	<b>C1</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>68 X 100</b>
Assessment \$	<b>350,000.00</b>	Acreage	
Annual Taxes	<b>\$12,260.00 / 2023</b>	Fronting On	<b>West</b>
Lease Price	/	Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** Commercial building located in the downtown core of Elliot Lake. Home to Northern Lights Bowling. Bowling alley offers 10 lanes and seating for 90 people. Full canteen and 2 bathrooms. Main floor offers a large open hall space with seating for 180 people and 2 bathrooms. Extra office space, perfect for a small business. Loads of parking. More information available upon request. Qualified Buyers only. Don't miss out on this opportunity!

**Directions**  
 Roll # **574100000501100**  
 PIN **316270142**

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	<b>No /</b>		
Approx SqFt	<b>5000+</b>		
Occupancy	<b>Owner</b>		
Age		Age (Building)	<b>26+ Years</b>
Rental Equip	<b>None</b>		
		PROPERTY FEATURES	<b>Air Conditioning, Parking, Wheelchair Access</b>
		HEATING TYPE	<b>Forced Air</b>
		HEATING SOURCE	<b>Natural Gas</b>
		ACCESS	<b>Municipal Road</b>
		BASEMENT	<b>Slab or Corefloor</b>
		SERVICES AVAILABLE	<b>Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		Septic Details	
		EXTERIOR FINISH	<b>Brick</b>
		ROOF TYPE	<b>Asphalt</b>

**Chattel Included** List to be provided upon an accepted offer  
**Fixtures Excluded** All sellers personal items and tools

Seating Capacity	<b>270</b>	Parking # of Spaces		<b>ANNUAL</b>
Retail SqFt	<b>2,754</b>	# Stories		Annual Water/Sewer Exp
Office SqFt		# Elevators		Annual Insurance Exp
Indust./Warehse SqFt				Annual Heating Exp
Residential SqFt				Annual Hydro Exp
Commercial SqFt	<b>4,000</b>			Annual Other Exp
Ceiling Height	<b>8</b>			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>		