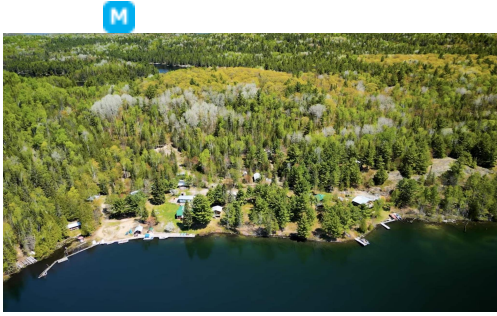


CLIENT VIEW



List Price	<b>\$989,000</b>	MLS #	<b>SM240318</b>
Status	<b>FOR SALE</b>	ICI Type	<b>Business Incl. Bldg,</b>
		Business Type	<b>Cottage/Cabin Rental</b>
Address	<b>TEN MILE LAKE LODGE</b>		
City	<b>Raimbault Township</b>	<b>P5A 2S9</b>	
District	<b>East</b>	Zoning	<b>COMMERCIAL</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>760 X 590</b>
Assessment \$	<b>95,000.00</b>	Acreage	<b>9.56</b>
Annual Taxes	<b>\$237.50 / 2023</b>	Fronting On	<b>South</b>
Lease Price	<b>/</b>	Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

Public Remarks **Don't miss out on this opportunity to own your own piece of "Paradise". This property/ business "Ten Mile Lake Lodge" has been a family business for decades. Cabins/equipment/property (9.56 acres) can all be yours! Access to Lodge can be provided by agents upon request. View the links (Youtube videos) provided to view how wonderful and opportunity this is. Square Foot is the Combined (10 Cabins) sq. Ft. Call to view today.**

Directions **Contact agent**  
 Roll # **5799341000001000000**  
 PIN **313770001 AND 313770008**

Waterfront Y/N	<b>Yes</b>	Waterfront Name	<b>Ten Mile Lake</b>
Sign Y/N	<b>No</b>	Lockbox Y/N	<b>No</b>
Local Imprv	<b>No</b>	Imprv Cost \$	
Enviro. Audit	<b>No</b>	PROPERTY FEATURES	<b>Chattels Included, Equip. Included, Living Quarters, Outside Storage, Workshop/Storage</b>
Date and Phase		HEATING SOURCE	<b>Wood</b>
SPIS Y/N		ACCESS	<b>Other</b>
Survey Y/N	<b>Yes / 5/27/1992</b>	SITE INFLUENCES	<b>Recreational Trails, Scenic View, Waterfront Lot, Wooded Lot</b>
Approx SqFt	<b>3501-5000</b>	FOUNDATION	<b>Wood</b>
Occupancy	<b>Owner</b>	BASEMENT	<b>Slab or Corefloor</b>
Age	Age (Building) <b>26+ Years</b>	WATER/WELL	<b>Lake/River Intake</b>
Rental Equip	<b>None</b>	SEWER/SEPTIC	<b>Septic</b>
		Septic Details	<b>See documents for full explanation</b>
		EXTERIOR FINISH	<b>Wood</b>
		ROOF TYPE	<b>Metal</b>

Chattel Included **See list in documents**  
 Fixtures Excluded **See list in documents**

Seating Capacity	Parking # of Spaces	<b>ANNUAL</b>
Retail SqFt	# Stories	Annual Water/Sewer Exp
Office SqFt	# Elevators	Annual Insurance Exp <b>5,291.00</b>
Indust./Warehse SqFt		Annual Heating Exp
Residential SqFt		Annual Hydro Exp
Commercial SqFt		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>			