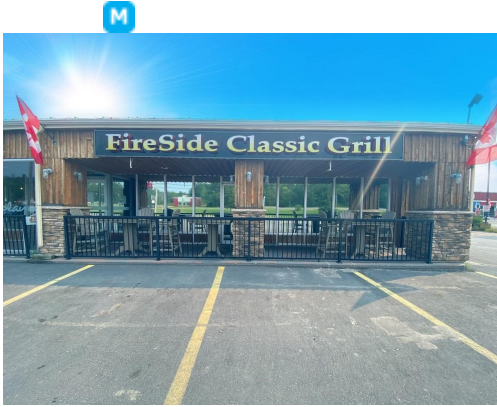


CLIENT VIEW



List Price	\$699,000	MLS #	SM132739
Status	FOR SALE	ICI Type	Business Only
		Business Type	Food Service
Address	14 OAKLAND BLVD		
City	ELLIOT LAKE		P5A 2T1
District	East	Zoning	COMM
Sub District	Elliot Lake	Lot Size	0 x 0
Assessment \$	0.00	Acreage	
Annual Taxes	\$0.00 / 2020	Fronting On	South
Lease Price	/	Land Type	Leased Land
Possession			
Closing Date			

Public Remarks Turnkey, profitable, well established family restaurant for sale! Fireside Classic Grill has established themselves within the community for the past 20 years and have a loyal customer base. All inventory to run the business is included in the sale and MUCH more! Business is located in a leased premises and has been beautifully renovated. This family restaurant is located in a prime location, offers approximately 4020 sq ft and has a seating capacity of 150! Financials available to qualified buyers only. VTB and other financing options available for qualified buyers. Please provide 72 hrs irrevocable on all offers. Don't miss out on this great opportunity, call today!

Directions Located on Hwy 108 next to the Trading Post
Roll # 000000000000000000
PIN 000000000

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	No	Lockbox Y/N	No
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	No		
Date and Phase	---		
SPIS Y/N	No		
Survey Y/N	No /		
Approx SqFt	3501-5000		
Occupancy	Owner		
Age		Age (Building)	26+ Years
Rental Equip			
		PROPERTY FEATURES	Air Cleaner, Air Conditioning, Chattels Included, Equip. Included, Office Space, Parking, Paved Yard, Security System, Wheelchair Access
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		ACCESS	Municipal Road
		BASEMENT	None
		SERVICES AVAILABLE	High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		Septic Details	
		EXTERIOR FINISH	Stone, Wood

Chattel Included List available at the office.
Fixtures Excluded List available at the office.

Seating Capacity	150	Parking # of Spaces		ANNUAL
Retail SqFt		# Stories		Annual Water/Sewer Exp
Office SqFt		# Elevators		Annual Insurance Exp
Indust./Warehse SqFt				Annual Heating Exp
Residential SqFt				Annual Hydro Exp
Commercial SqFt	4,025			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**