



CLIENT VIEW



List Price	<b>\$139,700</b>	MLS #	<b>SM250659</b>
Status	<b>FOR SALE</b>	ICI Type	<b>Comm Building</b>
		Business Type	<b>Retail</b>
Address	<b>107 Front ST</b>		
City	<b>Spanish</b>	<b>P0P 2A0</b>	
District	<b>East</b>	Zoning	<b>C1</b>
Sub District	<b>Spanish</b>	Lot Size	<b>100 x 120</b>
Assessment \$	<b>201,000.00</b>	Acreage	
Annual Taxes	<b>\$5,282.79 / 2024</b>	Fronting On	<b>North</b>
Lease Price	<b>/</b>	Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** 4-Unit Commercial building, prime Trans Canada HWY 17 location in the town of Spanish. Energy Efficient - Each unit has separate Heat Pump/Controls and Individual Hydro Meters (200amp Service). The Unit's are approx. 20 x 40 ft in size, have their own restrooms, 3 units feature rear roll up delivery doors in back driveway. Metal roof, front paved parking lot with 2 Entrances directly off the highway. Lots of options & opportunities possible for this great commercial building!

**Directions**  
 Roll # **573900000608200**  
 PIN **314211082**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>Yes</b>	Lockbox Y/N	<b>Yes</b>
Local Imprv	<b>No</b>	Imprv Cost \$	
Enviro. Audit	<b>No</b>	PROPERTY FEATURES <b>Energy Efficient, Overhead Doors, Parking, Paved Yard</b>	
Date and Phase		HEATING TYPE <b>Heat Pump</b>	
SPIS Y/N		HEATING SOURCE <b>Geothermal</b>	
Survey Y/N	<b>/</b>	ACCESS <b>Municipal Road</b>	
Approx SqFt	<b>3001-3500</b>	SITE INFLUENCES <b>Corner Lot</b>	
Occupancy	<b>Vacant</b>	BASEMENT <b>Slab or Corefloor</b>	
Age	Age (Building) <b>26+ Years</b>	SERVICES AVAILABLE <b>Garbage PickUp, High Speed Internet, Hydro, Street Lights, Telephone</b>	
Rental Equip	<b>None</b>	WATER/WELL <b>Municipal Water</b>	
		SEWER/SEPTIC <b>Sewer</b>	
		Septic Details	
		EXTERIOR FINISH <b>Brick Insulated-Insulbrck</b>	
		ROOF TYPE <b>Metal</b>	

Chattel Included **N/A**  
 Fixtures Excluded **N/A**

Seating Capacity		Parking # of Spaces	<b>ANNUAL</b>
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	<b>3,200</b>		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: **Diane Admin\_Perdue** Brokerage Staff  
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 Company Name: **Oak Realty Ltd. - OFFC: 705-848-9000**