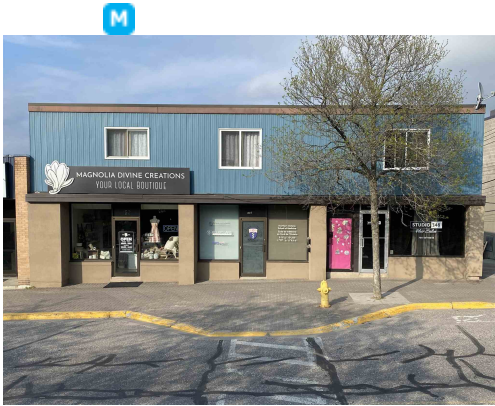


CLIENT VIEW



List Price	<b>\$285,000</b>	MLS #	<b>SM241361</b>
Status	<b>FOR SALE</b>	ICI Type	<b>Comm Building,</b>
		Business Type	<b>Office, Other, Residential,</b>
Address	<b>150 Ontario AVE</b>		
City	<b>Elliot Lake</b>		<b>P5A 1Y3</b>
District	<b>East</b>	Zoning	<b>C1</b>
Sub District	<b>Elliot Lake</b>	Lot Size	<b>51 x IRR</b>
Assessment \$	<b>211,000.00</b>	Acreage	
Annual Taxes	<b>\$9,155.87 / 2023</b>	Fronting On	<b>West</b>
Lease Price	<b>/</b>	Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** Here is your chance to own a residential/commercial building in a prime downtown location in Elliot Lake! This property features over 5200 sq ft and is fully tenanted with 3 nicely updated commercial spaces on the main level and the upper floor offers 3 residential apartments (one 2 bedroom apartment and two 1 bedroom apartments). Electrical was updated in 2014 and the roof was sealed with EPDM membrane in 2016. Revenue and expenses are available for qualified purchasers and upon signing a confidentiality form. A minimum of 24 hrs notice is required for all showings. A great investment potential awaits you. Call today!

**Directions**  
 Roll # **574100000503000**  
 PIN **316270070 & 316270012**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>Yes</b>	Lockbox Y/N	<b>No</b>
Local Imprv	<b>No</b>	Imprv Cost \$	
Enviro. Audit	<b>No</b>		
Date and Phase			
SPIS Y/N			
Survey Y/N	<b>/</b>		
Approx SqFt	<b>5000+</b>		
Occupancy	<b>Tenant</b>		
Age		Age (Building)	<b>26+ Years</b>
Rental Equip	<b>None</b>		
		PROPERTY FEATURES	<b>Living Quarters, Office Space, Store Front, Workshop/Storage</b>
		HEATING TYPE	<b>Baseboard</b>
		HEATING SOURCE	<b>Electric</b>
		ACCESS	<b>Municipal Road</b>
		BASEMENT	<b>Full Basement</b>
		SERVICES AVAILABLE	<b>Bus Service, High Speed Internet, Hydro, Street Lights</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		Septic Details	
		EXTERIOR FINISH	<b>Aluminum Siding, Stucco</b>
		ROOF TYPE	<b>Flat</b>

**Chattel Included** **Fridges & Stoves in Upper Apartments, Washer & Dryer in Upstairs Hallway, HWT's**  
**Fixtures Excluded** **NONE**

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