

CLIENT VIEW



List Price	\$329,900	MLS #	SM132808
Status	FOR SALE	ICI Type	Business Incl. Bldg, Comm
		Business Type	Restaurant
Address	80 Hergott AVE		
City	Elliot Lake	P5A 1H3	
District	East	Zoning	Commercial
Sub District	Elliot Lake	Lot Size	180.48 x 191.50
Assessment \$	185,000.00	Acreage	1.12
Annual Taxes	\$7,248.45 / 2020	Fronting On	North
Lease Price	/	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Turnkey, well established family restaurant for sale. Gem Family Restaurant is a profitable business serving home cooked meals in a rustic cottage charm environment. Wheelchair accessible, this building is approximately 4800 sq ft and offers 1.12 acres in land /great parking or room for expansion. Seating capacity 60. GFA/CA. Impeccably maintained with a regular clientele, this is a great opportunity for a family business. All offers are subject to sellers lawyers approval. 72 hrs irrevocable on all offers. Financials available to qualified buyers/ upon signing a confidentiality agreement. Great opportunities don't come every day. Call today for a private viewing!

Directions LOCATED OFF ESTEN DRIVE EITHER NORTH OR SOUTH - TURN ONTO HERGOTT AVE.
Roll # 5741000053089000000
PIN 316210361

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Yes	Lockbox Y/N	No
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	Yes	PROPERTY FEATURES Air Conditioning, Equip. Included, Parking, Sprinkler System, Wheelchair Access	
Date and Phase	2001 Phase 2	HEATING TYPE Forced Air	
SPIS Y/N	No	HEATING SOURCE Natural Gas	
Survey Y/N	Yes / 1/4/1984	ACCESS Municipal Road	
Approx SqFt	2001-2500	SITE INFLUENCES Scenic View, Other	
Occupancy	Owner	FOUNDATION Poured Concrete	
Age	Age (Building) 26+ Years	BASEMENT None	
Rental Equip		SERVICES AVAILABLE Bus Service, High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone	
		WATER/WELL Municipal Water	
		SEWER/SEPTIC Sewer	
		Septic Details	
		EXTERIOR FINISH Brick, Siding	
		ROOF TYPE Asphalt	

Chattel Included
 Fixtures Excluded

Seating Capacity	60	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	4,800		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 Admin_Woods - OFFC: 705-848-9000		BROKERAGE STAFF	
E-mail: admin@oakrealty.ca			
Company Name: Oak Realty Ltd. - OFFC: 705-848-9000			