

**TONY SLAVIN**

Broker

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RIGHT AT HOME REALTY INC., BROKERAGE

18884309819

**Property Client Full****894 Highway 7 Road, Kawartha Lakes, Ontario K0M 2M0**

Listing

**894 Highway 7 Rd Kawartha Lakes****Active / Commercial / Commercial / Retail****MLS® #: X5126551**List Price: **\$850,000/For Sale****New Listing****Kawartha Lakes/Kawartha Lakes/Oakwood**

Tax Amt/Yr: **\$5,500.00/2020** Transaction: **Sale**  
 SPIS: **No** DOM: **0**  
 Legal Desc: **Lt 36 S Of King St, 37 S Of King St, 38 S Of King**

Category: **Highway Commercial** Use: **Automotive Related**  
 Link: Holdover: **90**  
 Freestanding: **Yes** Franchise: **60-90 Days/Tba**  
 Occupant: **Owner** Possession:  
 Zoning: **Highway Commercial (C2)**  
 Dir/Cross St: **Eldon Rd / Highway 7**

PIN #: ARN #: **165111003103400** Contact After Exp: **No**  
 Possession: **60-90 Days/Tba** Possession Date:

Total Area: **3,000 Square Feet** Survey: **No** Soil Test: **No**  
 Industrial Area: **2,250.00 Square Feet** Lot/Bldg/Unit/Dim: **Lot 247.5 x Feet** Elevator: **No**  
 Retail Area: **360 Square Feet** Lot Irreg: **Other/** Area Infl: **Major Highway**  
 Heat: **Propane Gas** Water: **Municipal**  
 Sprinklers: **No Sprinklers** Sewers: **Septics**  
 Garage Type: **Other**  
 # Trl Spcs: **10**

Property Feat: **Major Highway****Commercial Doors**

# Of	Type	Height	Width	Bay Length	# Of	Type	Height	Width	Bay Length
1	Bay		35' 0"	30' 0"	4	Drive-In Level	12' 0"	10' 0"	

**Commercial/Financial Information**

Maintenance: Other: Operating Expenses: **\$0** Term Min Rent:

**Remarks/Directions**

Client Rmks: **4-Bay Garage And Office Plus A 2-Storey 4-Bdrm House. Many Uses Such As Garden Centre, Machinery Depot, Trailer Sales And Many More Uses. Lrg Office W/ Store Over Top. Paved Parking For 60-80 Vehicles; Metal Barrier/Gates. Lots Of Frontage On Busy Hwy 7. Some Equipment Staying In Shop. Pylon Sign. Shop Is Just Under 3000Sf When You Add In Storage Space Over The Office. Shop Has Separate Holding Tank. Shop Door Heights Are 7' And 10', One Washroom**

Extras: **Lots Of Outdoor Storage Area. 2-Storey, 4Br House. Natural Gas, Newer Furnace, Town Water, Septic, Crawl Space Bsmt. No Survey, No Updated Environmentals.**

Listing Contracted With: **RIGHT AT HOME REALTY INC., BROKERAGE 905-665-2500**Prepared By: **TONY SLAVIN, Broker**Date Prepared: **02/24/2021**

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