

Commercial Opportunity

6659 Hwy 38



\$119,200

MLS area: 47

MLS#: 11606539

BG#: 6659h38

Original price: \$119,200

Features

- * Open Lower Retail Level
- * Original Hardwood Floors Retail Level
- * 2 Pc Bath Retail Level
- * Storage Room Retail Level
- * Well Pumping 20 Gpm
- * Shingles 8 Years Old
- * Lot is approx 49 x 200 feet
- * Storage Shed
- * Upper Level 2 Bed Apt , 4 pc Bath
- * Separate Entrance To Upper Level

Realty Executives Southeastern Ontario Brokerage 1040 Gardiners Rd. Kingston, ON K7P-1R7
613-634-7653 fax 613-634-6199 E-Mail: patti@pattigray.com Web:www.pattigray.com



Retail Area



**REALTY
EXECUTIVES**



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Rear Yard



Deep Yard



Front & Side

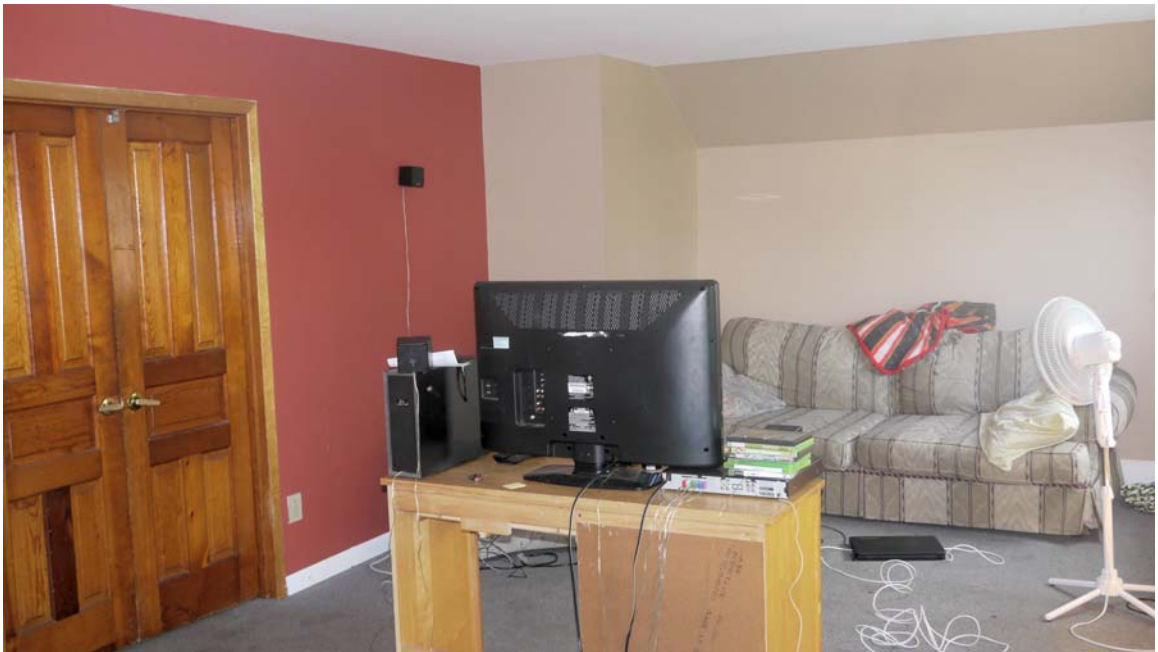


200 amp Breaker Panel



Rear View

Upper Living Room



Upper Kitchen



Upper Bedrooms



Upper Bath



100 amp Fuse Panel



Price: \$119,200	MLS® #: 11606539
Status: Active	Occupancy: Tenant
Property For: Sale	Prop/Price Incl: Building Only
Address: 6559 HWY 38	
City: VERONA, FRONTENAC, K0H 2W0	
Legal Descr.: PT LOT 10 CON 11 PORTLAND; PT LT 1 W OF FRONTENAC RD PL 55PT 1 & 2, 13R5289;SOUTH FRONTENAC	
District: 47 - Frontenac South	Age (Yrs):
Zoning: COMM	Approx SqFt: 1850
Taxes: 1	Lot Size: 49 X 200 FT
Tax Year: 2011	Acreage:
	Side of Road:
List.Date: 02-SEP-2011	Possession: TBA

Directions West side of Street

SQUARE FOOTAGE: Office: **0** Retail: **864** Warehouse: **156** Residential: **800** Other: **30** TOTAL: **1850**

Type: Investment	Heating: Baseboard	Elevator:
Access: Municipal Road	Fuel - Heating: Electric	Loading: None
Property Size: Under 0.5 Acres	Rentals: None	Volts:
Building Age: UNK	Water/Sewer: Well - Drilled, Septic Installed	Amperage:
Ceiling Height:	Features - Internal:	Flooring: Carpet, Concrete, Hardwood, Lino / Vinyl
Exterior: Aluminum	Features - Exterior: ,	Services Avail: Garb Pick-Up, High Speed Internet, Hydro, Street Lights, Telephone
Roof: Shingles - Asphalt	Easement/Encroach:	Safety:
Foundation:	Driveway/Parking:	Doc's Available: Well Record, Septic Documents,
Basement: None	# Parking Spaces:	

Public Remarks Commercial opportunities such as this come along infrequently. This Verona two storey building features a spacious second floor 2 bedroom apartment and the main floor has been used for commercial purposes for many years. Set on a 49 ft by 300 ft deep lot and with a well pumping 20 gpm, this property deserves your attention. So easy to won at this price, this is a deal. Call for more info.

Internal Remarks Please arrange for showings preceeding day

Lease Type: Price Based On: **ADDITIONAL COSTS** Price /Square Foot: **ESTIMATE:** Base Year:

Seller Name: **DONALD LARMON** Home Tel.: Bus.Tel.:
 Seller Name: **PAMELA LARMON** Home Tel.: Bus.Tel.:

Listing Office: [REALTY EXECUTIVE SOUTHEASTERN ONTARIO, BROKERAGE - K148 613 634-7653](http://www.pattigray.com) Listing Agent: **PATTI GRAY 613-634-7653 patti@pattigray.com**
 Website: <http://www.pattigray.com> Website: <http://www.pattigray.com>

CSO: **2.0**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the Kingston and Area Real Estate Association. assumes no responsibility for its accuracy. (2-SEP-2011 02:27 EDT)

Disclosure

This Listing is a result of a contract between REALTY EXECUTIVES Southeastern Ontario, Brokerage and the Seller. No liability for errors of any kind is assumed by the Seller or Realty Executives Southeastern Ontario.

A Seller's property information statement (formerly VIFS) is available and is part of this brochure. Buyers are advised to

1. Read the brochure carefully and make their own enquiries.
2. Verify all features and details of the property.
3. Have an independent inspection completed and to draw their own conclusions as to the condition of the property.
4. Satisfy themselves as to the property setting as it pertains to:
 - 1) environmental issue's (noise, smell, view) hydro lines, airplane flight paths, railroad lines, major arterial roads, commercial developments, future developments, land fill sites, and quarries.
 - 2) surroundings ie: commercial buildings, community facilities, schools, day care centres, multiple units and group homes.
5. Verify all measurements, where the size is important for furniture positioning.
6. If the property has a well, have an independent analysis of the water supply and satisfy themselves as to quantity, quality and related equipment.
7. If the property has a septic system, have an independent inspection of the sewage disposal system and satisfy themselves as to the operation.

Before the waiving of conditions, making the agreement of purchase and sale firm agreement.

It is highly recommended that all BUYERS be represented by a Buyers Agent and have signed a contract with that Agent.

This Brochure can be viewed and printed from the web
www.pattigray.com

Have A Nice Day !



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