

Cross Property Client Full

11431 35 HIGHWAY

Commercial/Building and Land/For Sale
Active

Price: \$499,000.00

Minden, ON KOM 2K0
Haliburton County/Minden Hills/Minden

Price Measurement:

Lease Type:



MLS®#: **174223**
List Date: **31-Jan-2019** Sqft Available: **14,100**
Floors:
Building Type: **Industrial**
Title/Ownership: **Freehold** Recreational:
Lot Front: **273.52** Lot Depth: **249.52**
Road Access Fee: Lot Size/Acres: **1-2.99 Acres/1.59**
Access: **Provincial Highway/County Road Access, Year Round**
Garage Spaces/Type: **/Detached**
Driveway Spaces/Type: **/Front Yard, Mutual/Shared/Asphalt**
Waterfront: **No** WF Exposure:
Total Number of Units: **1**
Leased Land Fee:

Public Remarks: **Location Location! High traffic area, commercial property for sale. Located just south of Minden on Hwy 35. 276 feet of frontage and 1.5 acres of open, level land. It includes a 5000 sq. foot building, currently being operated as a woodworking/cabinet making shop. This building has some recent upgrades, including a 400-amp electrical service, two newer propane furnaces, and more. There is an additional 3500 sq. foot storage building that has been partially insulated and newer wiring and lighting in the building. There is also a roughed in 400-amp service that can be hooked up at anytime. The current owner would like to make a deal to lease back the main building for a minimum of five years and continue running the woodworking shop. The second building has additional potential for a great rental income once finished off. Great opportunity for a commercial investor with immediate monthly income. Please note the business is not for sale. Land and buildings only.**

Directions: **Hwy 35 South to 11431**

Interior Features

Interior Features: **Ventilation System, Workshop**
Heat Primary/Sec: **Forced Air-Propane/None**
Protection: **Alarm**
HVAC: **Central Air**
Floorings: **Concrete**

Basement: **No**
Washrooms: **/**
UFFI: **No**
Elevator Type:

Exterior Features

Clearance Height:
Sq Ft Total (Bldg): **14,100** Freestanding: **Yes** Rail:
Bays - LxW: - x Sq Ft Min Div: **14,100** Sq Ft Max Cont: **14,100** Outside Storage
Grade Level - HxW: - x Sq Ft Available: **14,100/** Utilities: % Building:
Site Influences: **High Traffic Area, Major Highway, Public Parking, Shopping Nearby, Visual Exposure** Hydro: Exposure:
Restrictions: **None** Services: **Electricity, Internet High-Speed, Street Lights**
Exterior Features: **Dock Height Loading, Grade Loading, Lighting, Paved Yard, Storage Buildings**
Exterior Finish: **Steel** Roofing: **Metal, Tar and Gravel**
Water/Supply Type: **Well/Drilled Well** Sewage: **Septic**
Soil Test/Date: / Construction: **Wood Frame**

Inclusions/Exclusions

Inclusions: **None**

Exclusions: **To be discussed**

Unit Information

Unit Types	Unit #	Net SqFt	Rate	Addtl Rent	Date Leased	Additional Info
Industrial	Bldg	14,100				

Tax Information

Roll#: **461605200059120** Local Improve Fee/Comments /
Pin#: **392110200** Zoning: **see twp** Taxes/Year: **\$2,959/2018**
Assessment \$/Year: **\$145,000/2016** Survey/Year/Type: **No//** Type Taxes:
Legal Description: **CON 12, PT LOT 5, RP19R7253 PARTS 1, 2, 5**

Financial Information

Confidential: **No** Financial Stmt: Chatters: Franchise:

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M288

Client Full Report

Date Printed: 01/31/2019

Prepared By: JEFF WILSON, Salesperson

RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, HALIBURTON - M288

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