

30 INDUSTRIAL PARK Road, Haliburton, Ontario K0M 1S0

Client Full
Active / Commercial Sale

30 INDUSTRIAL PARK Rd Haliburton

MLS® #: 40200054
Price: **\$599,000.00**



Haliburton/Dysart et al/Dudley

Building and Land

Other Units # Of	0	Business Type:	
Bld Area Total:	2,667	Common Interest:	Freehold/None
DOM/CDOM	3/3	Common Elements:	No
Lot Size:	2.800	Free Standing Y/N:	
Tax Amt/Yr:	\$3,433.00/21		

Remarks/Directions

Public Rmks: **Excellent site with a large shop in Haliburton. One of the best locations on Industrial Park Road. M-zoning allows for many different uses. The building currently contains a large double bay 40x40 and single bay 35x15. Great curbside appeal, nice office space, and excellent opportunity for expansion on 2.8 acres.**

Directions: **County Road 21 to Industrial Park Road to #30 and signs.**

Exterior

Construct. Material:	Brick, Metal/Steel Siding	Rd Acc Fee:		Electrical:	
Property Access:	Municipal Road, Paved Road, Year Round Road				
Garage and Parking:	Private Drive Double Wide,				
Services:	Cell Service, Electricity, High Speed Internet, Telephone				
Lot Shape:	Irregular	Sewer:	Holding Tank		
Lot Front (Ft):	538.00	Water Source:	Drilled Well		
Lot Depth (Ft):	0.00				
Area Influences:	Ample Parking, Industrial Park				
View:		Fronting:		West	
Topography:					
Local Impvmt:					
#Res Units:		#Wrhse Units:		#Other Units:	0

Interior

Accessibility:	Parking	Elevator Type:		# Washrooms:	
Basement:	None, ,	Seating Capacity:		# Hnd Wshrms:	
Cooling:	Central Air				
Heating:	Baseboard, Oil Forced Air			Volts:	
Add Inclusions:	n/a				
Exclusions:	n/a				

Common Elements

Commercial/Financial

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 13 CON 9 DYSART AS IN H153466 & H153480; S/T H153466 & H153480 UNITED TOWNSHIPS OF DYSART, DUDLEY, HARCOURT, GUILFORD, HARBURN, BRUTON, HAVELOCK, EYRE AND CLYDE	Survey:	Available/ 2011
Zoning:	M	Hold Over Days:	
Assess Val/Year:	\$208,000/2021	Occupant Type:	Vacant
PIN:	391740152		
ROLL:	462401200074420	Deposit:	Minimum 5%
Possession/Date:	Flexible/		

Brokerage Information

List Date: **01/14/2022**
List Brokerage: **RE/MAX PROFESSIONALS NORTH, BROKERAGE, HALIBURTON - M439** 
Source Board: **The Lakelands**

Prepared By: TROY AUSTEN, Salesperson
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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**