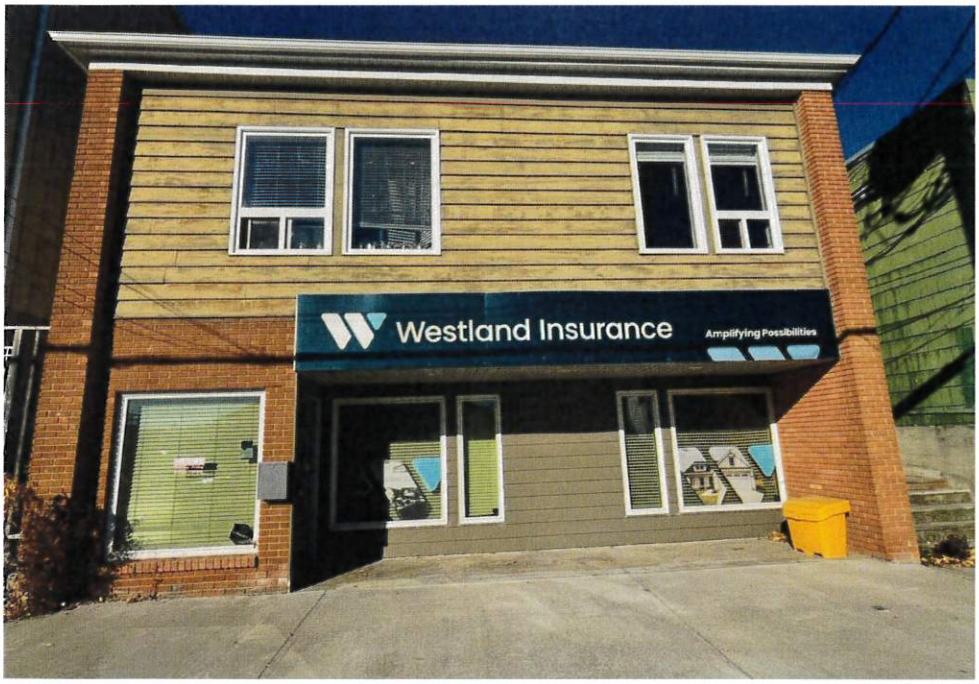
141 Howey Street

RED LAKE, ON

$629,900







MLS#: X14203972
Style: 2 Storey
Total Sq. Ft. : 2946
Lot Dimensions: 35.04' x 126.57'
Bedrooms: 2
Bathrooms: 2.5
Assessment: $342,000
Property Tax: $10,633/year
Tax Year: 2026
Utility Costs: $8300/year
Heat System: Forced Air/Electric Baseboard
Heat Fuel: Natural Gas
Electrical: 200 Amp
Water: Municipal
Sewer: Municipal
Hot Water Tank: Owned
Roof: Asphalt
Exterior Finish: Brick/Wood
Driveway: Gravel
Road Surface: Paved

A great investment property. This two-storey building is in a high visible location in Red Lake. The 1473 sq. ft. main floor consists of a steady main stay insurance company with a main reception area, three offices, boardroom, small kitchen area, two-piece bathroom and storage area. Forced air natural gas furnace and central air. The second level consists of two 740 sq. ft. renovated one bedroom, one four-piece bath rental units each with their own stand-up apartment size washer/dryer. Electric baseboard heats the second level. Back lane access for tenant parking at rear of building. Municipal services.

Call today for more information.

LISTING AGENT



Scott Lobreau

1-807-216-6642 Cell
scott.lobreau@screalty.on.ca

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Dryden, ON P8N 2B1
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Sunset Country Realty Inc., Brokerage
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141 Howey Street











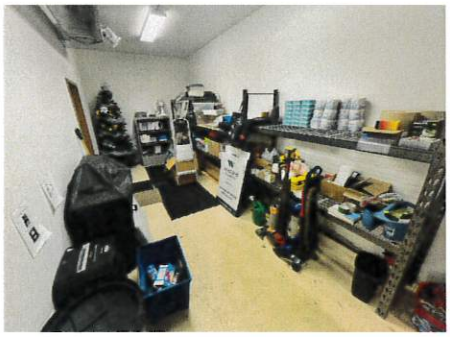


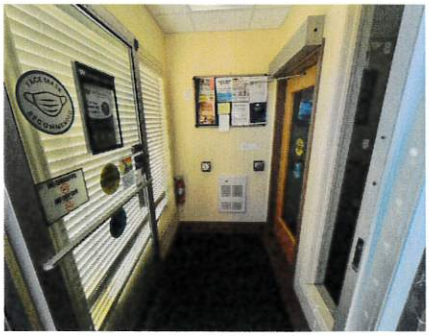












141 Howey Street














PLAN K.R. - 1936

APPROVED 14 AUG. 1969

ASSIST. EXAMINER OF SURVEYS

PLAN K.R. 1936

RECORDED UNDER No. 95611

REGISTERED November 16, 1970

MASTER OF TITLES

PART 1 - Parcel 3863 Patricia

K-889

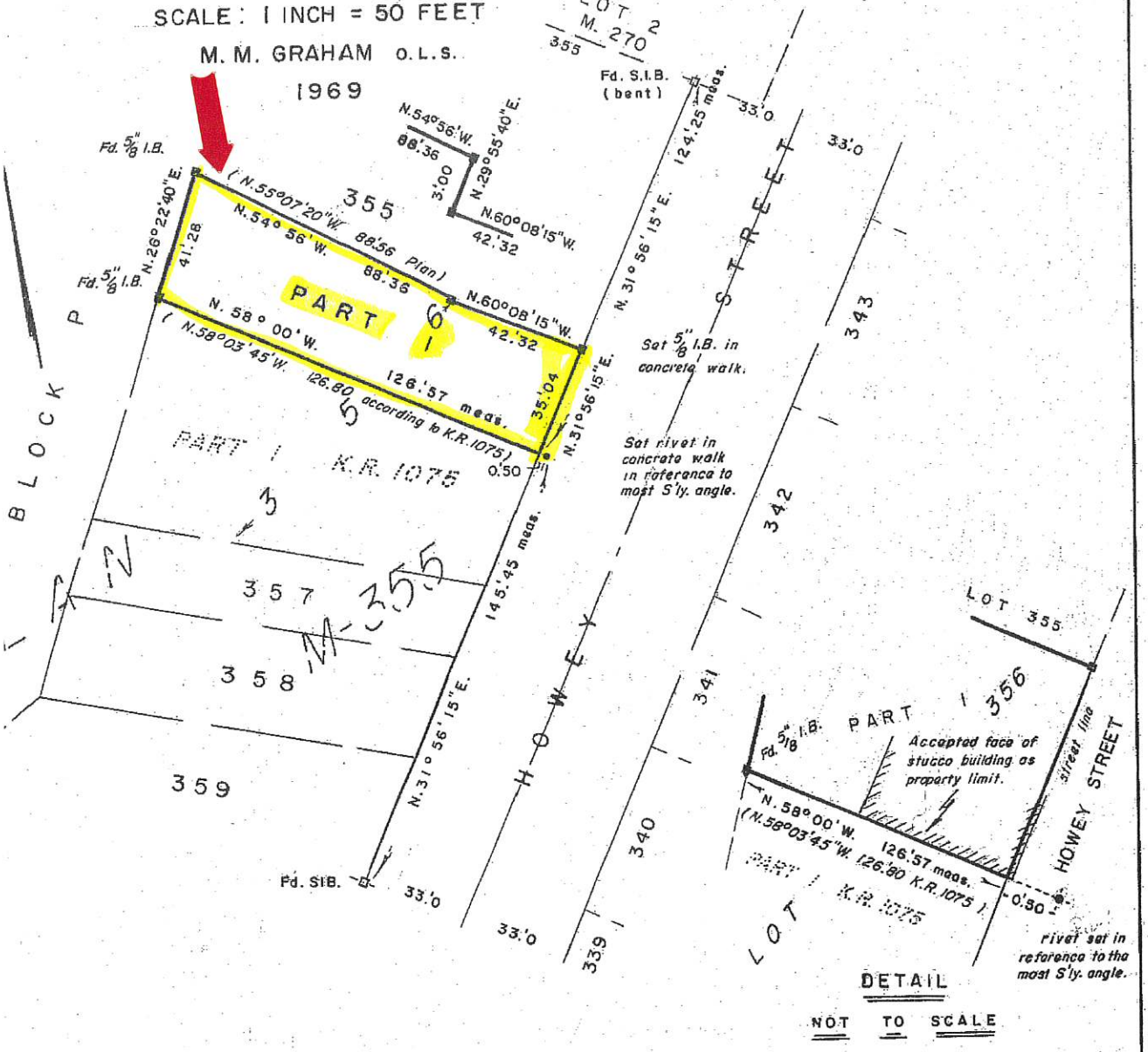
PLAN OF SURVEY OF PART OF LOT 356 PLAN M-355 TOWNSHIP OF RED LAKE DISTRICT OF KENORA

PATRICIA PORTION

SCALE: 1 INCH = 50 FEET

M. M. GRAHAM O.L.S.

1969



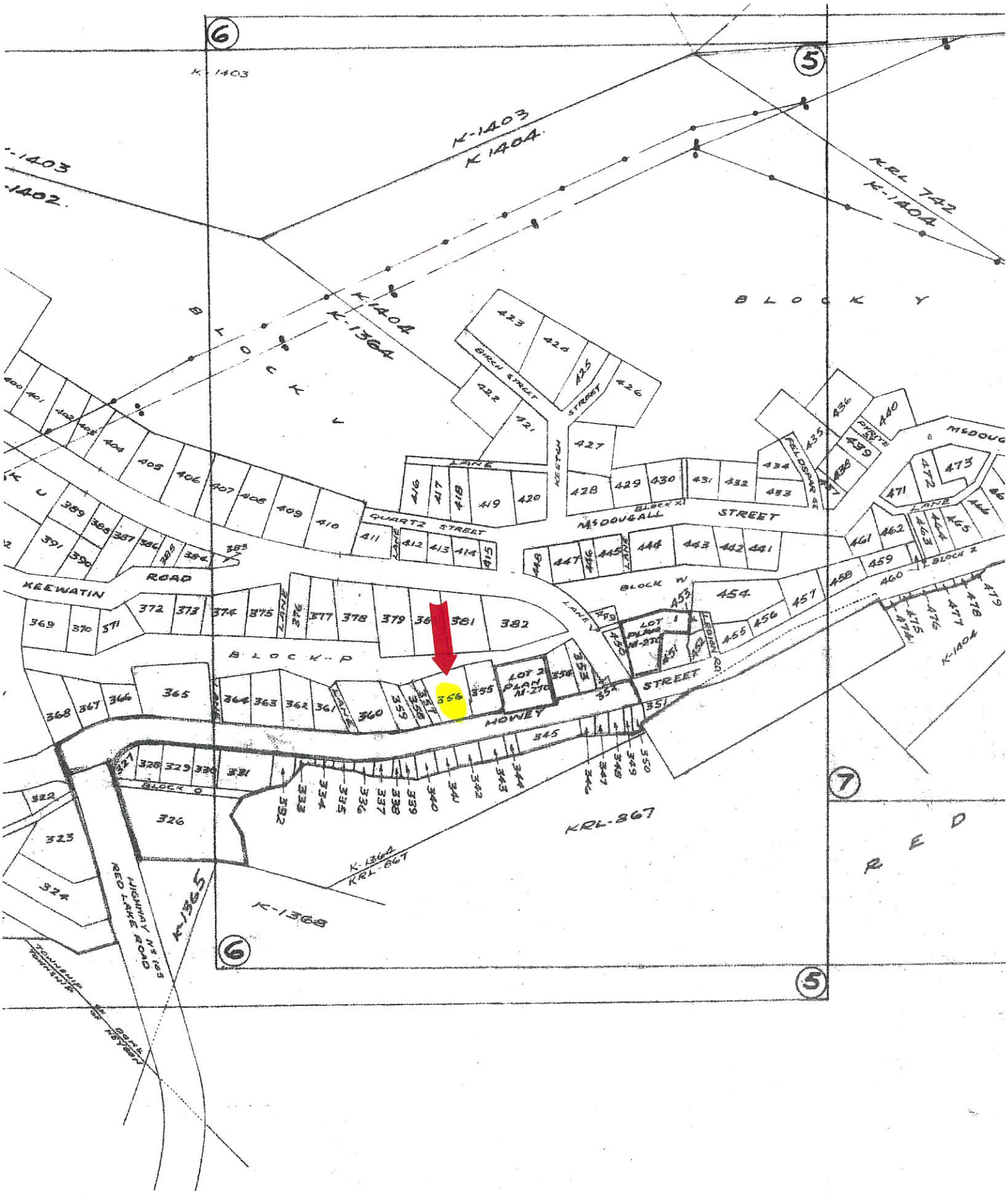
DETAIL

NOT TO SCALE

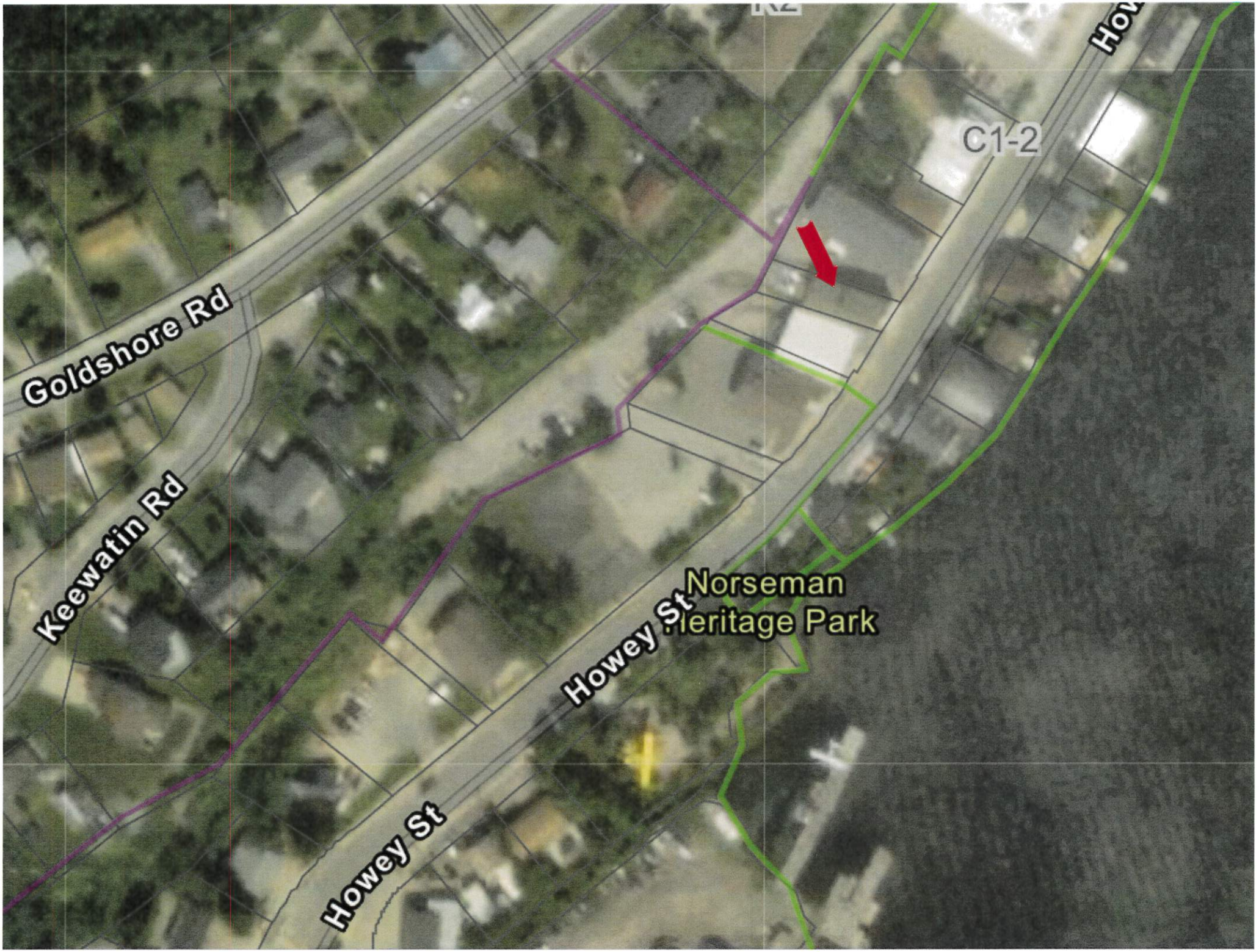
SURVEYOR'S CERTIFICATE

I THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REG-

BEARINGS HEREON ARE ASSUMED AND ARE DERIVED FROM THE N.31°56'15"E. OF WESTERLY LIMIT OF HOWEY STREET



K-1403
K-1404
K-1364
K-1365
K-1368
KRL-867
KRL 742
BLOCK Y
BLOCK V
BLOCK P
BLOCK O
BLOCK W
BLOCK X
BLOCK Z
KEEWATIN ROAD
QUARTZ STREET
BIRCH STREET
KEETCH STREET
MCDOUGALL STREET
HOWEY STREET
LOT 1 PLAN M-270
LOT 2 PLAN M-270
HIGHWAY No 105 RED LAKE ROAD
TOWNSHIP OF DOMK
TOWNSHIP OF HEYSEN


C1-2
Goldshore Rd
Keewatin Rd
Howey St
Howey St
Norseman
leritage Park

SECTION 10 Townsite Commercial (C1) Zone

No person shall use any land or erect, alter or use any building or structure in the Townsite Commercial (C1) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-Law.

10.1 Permitted Uses

- Animal Hospital
- Apartments above, behind or below permitted non-residential uses
- Art Gallery
- Automobile Service Station
- Bank
- Community Centre
- Convenience Store
- Funeral Home
- Gasoline Bar
- Hotel
- Laundromat
- Library
- Marina
- Museum
- Office
- Park
- Parking Lot
- Personal Service Establishment
- Place of Amusement
- Place of Assembly
- Post Office
- Private Club
- Restaurant
- Retail Store
- Seaplane Base
- Shopping Centre
- Theatre
- Tourist Outfitters Establishment

10.2 Zone Requirements

Main Buildings	
Maximum Height	12 m (39.37 ft)
Minimum Front Yard	Where front yard lies opposite to a residential zone: 6 m (19.69 ft) All other cases: 0 m (0 ft)
Minimum Side Yard	Automobile Service Stations, Gasoline

Main Buildings	
	Bars, Seaplane Bases, Hotels, Motels: 3 m (9.84 ft) Where side yard abuts a residential zone: 4.5 m (14.76 ft) All other cases: 0 m (0 ft)
Minimum Rear Yard	Where rear yard abuts a lane or public street: 2 m (6.56 ft) All other cases: 3 m (9.84 ft)

10.3 Additional Provisions

a. Uses in Townsite Commercial (C1) Zone shall be serviced by ***full municipal services.***

b. In the Townsite Commercial (C1) Zone non-residential uses shall occupy a minimum of 25% of the ***gross floor area*** of the ***building*** or ***structure*** in which it is located.

c. Automobile Service Stations and Gasoline Bars

i. Notwithstanding Section 13.2 to the contrary, the minimum ***lot frontage*** of ***automobile service stations*** and ***gasoline bars*** shall be 45 m (147.64 ft) for ***corner lots and*** 30 m (98.43 ft) for ***interior lots.***

ii. ***Automobile service stations*** and ***gasoline bars*** shall have a minimum ***lot depth*** of 38 m (124.67 ft).

iii. The provisions of Section 3.4 shall apply to ***automobile service stations*** and ***gasoline bars*** in the Townsite Commercial (C1) Zone.

d. Buffer Strip
Where the Townsite Commercial (C1) Zone abuts an Institutional (I) Zone, Open Space (OS) Zone, ***residential zone*** or lands where the main use is residential, a ***buffer strip*** shall be provided and maintained along the abutting lot lines having a minimum width of 2.5 m (8.2 ft) and shall be in compliance with Section 3.6 of this By-Law.

e. Any ***retail store*** engaged in manufacturing on the premises shall not dedicate more than 50% of the ***gross floor area*** of the business to such manufacturing. Such products manufactured on-site shall be intended for sale at retail on the premises. Such manufacturing shall not produce excessive noise, vibration, dust or other such emissions so as to offend ***residential uses*** in proximity of the ***place*** engaged in product manufacturing, and such manufacturing shall comply with any Noise By-Law enacted by the Municipality of Red Lake.

f. Dwelling Units

i. ***Apartments*** shall be permitted above, behind and below permitted non-residential uses listed in Section 10.1 (exclusive of automobile service stations and gasoline bars), and such apartments shall be provided with parking in accordance with this By-Law.

ii. In addition to paragraph (f)(i), no non-residential ***place*** where gasoline, petroleum products or any other highly flammable, toxic or explosive products are handled shall have contiguous ***dwelling units*** above, behind or below such non-residential use. Where such dwelling units exist and the use of the non-residential place changes to a ***use*** involving the aforementioned products the said dwelling unit(s) shall cease to be occupied as a dwelling unit(s).

g. The minimum ***gross floor area*** of ***commercial uses*** in the Townsite Commercial (C1) Zone shall be 55 m^2 (592.02 ft^2).

h. ***Accessory uses, buildings*** and ***structures***, automobile uses, minimum ***dwelling unit floor areas***, parking, street frontage, special setbacks and other general provisions shall be in accordance with Section 3 of this By-Law.

i. Notwithstanding any other provision of this By-Law to the contrary, the minimum width of a ***driveway*** for ingress and egress to and from a ***lot*** zoned Shopping Centre Commercial (C3) Zone shall be 9 m (29.53 ft).

10.4 Site Specific Provisions

C1-p Zone: Select lots on Howey Street and Fifth Street

The site specific provisions for lands zoned C1-p shall be in accordance with subsection 3.23(g) of this By-Law.

C1-1 Zone: 9 Discovery Road

Notwithstanding any other provision of this By-Law to the contrary, on lands zoned C1-1, no ***building*** or ***structure*** shall be ***used, altered*** or ***erected*** except for the following:

i. ***office***
ii. barber shop or beauty parlour
iii. ***dwelling*** above a permitted ***commercial use***
iv. ***accessory buildings*** and ***structures***.

SECTION 11 Local Commercial (C2) Zone

No person shall use any land or erect, alter or use any building or structure in the Local Commercial (C2) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-Law.

11.1 Permitted Uses

- Apartments above, behind or below permitted non-residential uses
- Bakery
- Convenience Store
- Gift Shop
- Personal Service Establishment
- Laundromat

11.2 Zone Requirements

General Provisions	
Minimum Lot Area	230 m^2 (2,475.7 ft^2)
Minimum Lot Frontage	8 m (26.25 ft)
Main Buildings	
Maximum Lot Coverage	50%
Maximum Height	7.5 m (24.61 ft)
Minimum Front Yard	4.5 m (14.76 ft)
Minimum Interior Side Yard	Where not attached to another building: 2 m (6.56 ft) Where attached to another building: 0 m (0 ft)
Minimum Exterior Side Yard	3 m (9.84 ft)
Minimum Rear Yard	7.5 m (24.61 ft)

11.3 Additional Provisions

a. Uses in the Local Commercial (C2) Zone shall be serviced by full municipal services.

b. In the Local Commercial (C2) Zone, commercial uses shall not have a gross floor area exceeding 150 m^2 (1,614.59 ft^2).

c. Buffer Strip

i. Where the Local Commercial (C2) Zone abuts an Institutional (I) Zone, Open Space (OS) Zone, residential zone or lands where the main use is residential, a buffer strip shall be provided and maintained along the abutting lot lines having a minimum width of 2 m (6.56 ft) and shall be in compliance with Section 3.6 of this By-Law.

ii. In the Local Commercial (C2) Zone, non-residential uses shall occupy a minimum of 50% of the gross floor area of the building or structure in which it is located.

d. Dwelling Units

i. Apartments shall be permitted above, behind and below permitted non-residential uses listed in Section 11.1, and such apartments shall be provided with parking in accordance with this By-Law.

ii. In addition to paragraph (e)(i), no non-residential place where gasoline, petroleum products or any other highly flammable, toxic or explosive products are handled shall have contiguous dwelling units above, behind or below such non-residential use. Where such dwelling units exist and the use of the non-residential place changes to a use involving the aforementioned products the said dwelling unit(s) shall cease to be occupied as a dwelling unit(s).

iii. Accessory uses, buildings and structures, parking, street frontage, special setbacks and other general provisions shall be in accordance with Section 3 of this By-Law.