

Cross Property Client Full

15 BRIDGE STREET W

Commercial/Business with Building/For Sale
Active

Price: \$499,000.00

Campbellford, ON K0L 1L0
Northumberland County/Trent Hills/Campbellford

Price Measurement:
Lease Type:



MLS@#: **166217**
 List Date: **03-Dec-2018** Sqft Available: **2,952**
 # Floors: **2.00**
 Building Type: **Retail**
 Title/Ownership: **Freehold** Recreational:
 Lot Front: **27.98** Lot Depth: **70.19**
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/**
 Access: **Municipal road, Year Round**
 Driveway Spaces/Type: **/Lane/Alley/Asphalt**
 Waterfront: **No** WF Exposure:
 Total Number of Units:

Public Remarks: **Well established store with over 90 years of retail history. Located on the busiest corner of Campbellford. A great place for running a business & raising a family. Located directly across from Old Mill Park—where many of the summertime events take place! A destination store with distinct services including lottery, ice cream bar, sandwich counter, key cutting service & more! The owners are retiring after 24 years of successful business. 2+1 Bed, 1 bath apartment located above the store. Perfect for an on-site owner that allows you to run your business by day, & have a great space to relax in at night. Good sized bedrooms, eat-in sized kitchen with ample cupboard & counter space & stainless steel appliances. 4 piece washroom in excellent condition & separate laundry room. Excellent storage space in this move-in ready apartment. You don't want to miss out on this opportunity!**

Directions: **At the corner of Bridge St. W and Grand Road in Campbellford. Directly across from Old Mill Park.**

Interior Features

Interior Features: **Florescent Lights, Laundry Facilities, Living Accommodations, Security System, Storefront**
 Rental Equipment: **Freezer(s), Pop Machines, Other (see Remarks)**
 Heat Primary/Sec: **Forced Air-Gas/** Basement: **Yes**
 Protection: **Alarm** Washrooms: **2/**
 HVAC: **Central Air** UFFI:
 Floorings: **Linoleum/Vinyl** Elevator Type:
 Accessibility: **No**

Exterior Features

Sq Ft Total (Bldg): **2,952** Sq Ft Min Div: **1,476** Sq Ft Max Cont: **1,476**
 Bays - LxW - x Sq Ft Available: **2,952/** Utilities: % Building:
 Double Main - HxW - x Office Apt Area:/ Amps: **200** % Usable:
 Grade Level - HxW - x Retail Area: **1,476/SqFt** Hydro: **Single Phase** Exposure:
 Parking Total: **1** Parking Shared: Parking Dedicated: Lot Shape: **Irregular**
 Parking On Site: **1** Parking Off Site Trailer Spots: Lot Irregularities:
 Site Influences: **Corner Site, Downtown, Visual Exposure**
 Services: **Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Exterior Finish: **Brick** Roofing: **Metal**
 Water/Supply Type: **Municipal-Metered/** Sewage: **Municipal Sewers**
 Soil Test/Date: / Construction: **Brick**

Inclusions/Exclusions

Inclusions: **As per schedule 'B'**

Exclusions: **As per schedule 'B'**

Tax Information

Roll#: **143510007000102** Local Improve Fee/Comments /
 Pin#: **511990379** Zoning: **C1** Taxes/Year: **\$3,734/2018**
 Assessment \$/Year: **\$132,000/2018** Survey/Year/Type: Type Taxes:
 Available/1990/Available
 Legal Description: **LT A BLK A TICE ST PL 112 CAMPBELLFORD; PT LANE BLK A TICE ST PL 112 CAMPBELLFORD AS CLOSED BY CL10054 AS IN NC235539 EXCEPT PT 1 39R8866 EXCEPT T/W IN NC235529; TRENT HILLS**

Financial Information

Business Name: **B & C Variety** Building Name:
 Confidential: **No** Financial Stmt: **Yes** Chattels: **Yes** Franchise: **No**
 Current L.L.B.O.: Vacancy Allow: # of Seats:

Realty Executives Alison Ltd. Brokerage 022

Client Full Report

Date Printed: 12/03/2018

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