

## Cross Property Client Full

**148 MEDORA STREET**

**Commercial/ Building and Land/ For Sale**

**Price: \$695,000.00**

**Port Carling, ON P0B 1J0**  
 District of Muskoka/ Muskoka Lakes/ Medora

**Incomplete/Pending Activation**

**Price Measurement:**

**Lease Type:**



MLS@#: [232642](#)  
 List Date: **13-Nov-2019** Sqft Available: **0**  
 # Floors:  
 Building Type: **Business, Mixed, Retail**  
 Title/Ownership: **Freehold** Recreational:  
 Fronting On: **West** Year Built:  
 Lot Front: **273.39** Lot Depth:  
 Road Access Fee: Lot Size/Acres: **1-2.99 Acres/ 1.15**  
 Access: **Municipal road, Provincial Highway/County Road Access, Year Round**  
 Driveway Spaces/Type: / **Private Double Wide, Private Single Wide/ Asphalt**  
 Waterfront: **No** WF Exposure:  
 Total Number of Units: **1**  
 Leased Land Fee:

**Public Remarks: Fantastic location and land to build a mixed commercial and residential development in the heart of Port Carling. Amazing street visibility with over 270 feet of frontage on Medora Street (Highway 118). Located across from Tim Horton's and grocery store. There is plenty of room for substantial builds as it is zoned C-5 mixed use. Property backs onto and provides views of private golf course. The possibilities are endless with this two building property (1 commercial, 1 residential) - being sold in As is, where is condition.**

**Directions: Medora Street ( Highway 118) to #148- located across from Tim Horton's**

| Interior Features     |   |                  |                     |
|-----------------------|---|------------------|---------------------|
| Heat Primary/Sec:     | <b>Baseboard/ Oil</b>   | Basement:        |                     |
| Floorings:            | <b>None</b>   | Elevator Type:   |                     |
| Exterior Features     |   |                  |                     |
| Sq Ft Total (Bldg):   | <b>0</b>  | Sq Ft Min Div:   | <b>0</b>            |
| Bays - LxW            | - x   | Sq Ft Available: | <b>0/</b>           |
| Grade Level - HxW     | - x   | Retail Area:     | <b>/</b>            |
| Site Influences       | <b>High Traffic Area, Major Highway, Shopping Nearby, Visual Exposure</b> |                  |                     |
| Services:             | <b>None</b>   | Hydro:           | <b>East</b>         |
| Water/Supply Type:    | <b>None/</b>  | Sewage:          | <b>Holding Tank</b> |
| Inclusions/Exclusions |   |                  |                     |
| Inclusions:           | <b>N/A</b>  |                  |                     |

### Unit Information

| Unit Types               | Unit # | Net SqFt | Rate | Addtl Rent | Date Leased | Additional Info |
|--------------------------|--------|----------|------|------------|-------------|-----------------|
| Office, Residential Unit | 1      | 0        |      |            |             |                 |

### Tax Information

Roll#: **445305000300800** Local Improve Fee/Comments /  
 Pin#: **481501100** Zoning: **C-5** Taxes/Year: **\$2,523/ 2018**  
 Assessment \$/Year: Survey/Year/Type: **Available/ 1996/ Boundary Only** Type Taxes:  
 Legal Description: **FIRSTLY: PT LT 29 CON 4 MEDORA PT 1 RD109; SECONDLY: PT LT 29 CON 4 MEDORA AS IN DM248761; MUSKOKA LAKES;DISTRICT MUNICIPALITY OF MUSKOKA**

### Financial Information

Confidential: Financial Stmt: Chattels: Franchise:  
**ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLIN**  
 Client Full Report Date Printed: **11/15/2019**  
 Prepared By: **BROKERAGE STAFF - ALYSSA BARSTAD, .**

**ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLIN**

All data is subject to Errors, Omissions or Revisions and is not warranted. 11/15/2019 03:40:14 PM