Cross Property Client Full

114 MEDORA STREET
Port Carling, ON P0B 1J0
District of Muskoka/ Muskoka Lakes/ Medora

Commercial/ Building and Land/ For Sale
Active

Price: $1,095,000.00
Price Measurement:
Lease Type:

MLS®#:	**257413**		
List Date:	**07-May-2020**	Sqft Available:	**2,731**
# Floors:	**2.00**		
Building Type:	**Business**		
Title/Ownership:	**Other (see remarks)**	Recreational:	
Lot Front:	**164.00**	Lot Depth:	
Road Access Fee:		Lot Size/Acres:	**1-2.99 Acres**/
Access:	**Municipal road**		
Driveway Spaces/Type:	/ **Outside/Surface/Open, Visitor Parking**/ **Asphalt, Gravel**		
Waterfront:	**No**	WF Exposure:	
Total Number of Units:	**1**		
Leased Land Fee:			

Public Remarks: **Renovated, large 2,700 sqft century building located in the heart of Port Carling. Ample parking on property with large deck/patio area. Hilltop location offers expansive views over the Indian River and downtown area. Property provides plenty of office and retail space with commercial and residential zoning.**

Directions: **TAKE EXIT 189 OFF OF THE 400 EXTENSION TO MACTIER. TURN ONTO HWY 169. TURN ONTO HWY 118W WHICH LEAD DIRECTLY INTO MEDORA. THE PROPERTY WILL BE ON YOUR LEFT HAND SIDE.**

Interior Features

Interior Features:	**Security System, Storage**		
Rental Equipment	**Propane Tank**		
Heat Primary/Sec:	**Forced Air-Propane**/	Basement:	**Yes**
Protection:	**Alarm**	Washrooms:	/
HVAC:	**Central Air**	UFFI:	**No**
Floorings:	**Hardwood**	Elevator Type:	**None**
Accessibility:	**Yes**		

Exterior Features

Clearance Height:		Freestanding:	**Yes**	Rail:	**No**	Outside Storage	**No**
Sq Ft Total (Bldg):	**2,713**	Sq Ft Min Div:	**2,731**	Sq Ft Max Cont:	**2,731**		
Bays - LxW	- x	Sq Ft Available:	**2,731**/	Utilities:		% Building:	
Grade Level - HxW	- x	Retail Area:	/	Hydro:		Exposure:	
Construction Audit:	**No**	Environ Audit:	**No**	Environmental:			

Site Influences	**Downtown, High Traffic Area, Shopping Nearby, Visual Exposure**
Services:	**Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Telephone**
Exterior Features:	**Landscaped**
Exterior Finish:	**Brick**
Water/Supply Type:	**Municipal-Metered**/
Soil Test/Date:	/
Roofing:	**Asphalt**
Sewage:	**Municipal Sewers**
Construction:	**Block**

Inclusions/Exclusions

Inclusions: **N/A**

Unit Information

Unit Types	Unit #	Net SqFt	Rate	Addtl Rent	Date Leased	Additional Info
Retail, Residential	BLDG Unit	2,731				

Tax Information

Roll#:	**445305000400601**	Local Improve Fee/Comments	/		
Pin#:	**481500525**	Zoning:	**405 COMMERCIAL RESIDENTIAL**	Taxes/Year:	**$0/ 2019**
Assessment $/Year:		Survey/Year/Type:	**Yes/ 1983/ Available**	Type Taxes:	
Green Prop Info Stmnt:	**No**	Energy Cert:	**No**	Energy Cert Level:	Certification Date:

Legal Description: **LT 16-17 PL1 PORT CARLING PT LT 15 PL1 PORT CARLING PT1, 235R8710; MUSKOKA LAKE**

Financial Information

Confidential:	**No**	Financial Stmt:	**No**	Chattels:		Franchise:	**No**
Current L.L.B.O.:		Vacancy Allow:				# of Seats:	

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

Client Full Report **Date Printed: 05/07/2020**

Prepared By: BROKERAGE STAFF - ALYSSA BARSTAD, .

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