

3 ARMSTRONG PT Road, Port Carling, Ontario P0B 1J0

Client Full
Active / Commercial Sale

[3 ARMSTRONG PT Rd Port Carling](#)

MLS® #: 40049435
Price: **\$949,000.00**



Muskoka/Muskoka Lakes/Medora

Retail

Year Built/Srce:	1980/	Business Type:	
DOM/CDOM	0/0	Common Interest:	Freehold/None
Lot Size:	0.05	Common Elements:	No
Tax Amt/Yr:	\$5,576.97/2020	Parking Spaces:	7
		Free Standing Y/N:	

Remarks/Directions

Public Rmks: **Rare commercial opportunity in the heart of Port Carling is currently being used as a showroom and design studio. This 2,300+sqft 2-storey standalone commercial space has 6+1 parking spots. An ideal spot to bring your new business opportunity. Walking distance to all that Port Carling has to offer.**

Directions: **Take Medora St to Armstrong Pt Rd. Follow to #3.**

Exterior

Exterior Feat:	Deck(s)	Clearance Height:	
Construct. Material:	Aluminum Siding, Shingle	Outdoor Storage:	Yes
Year/Desc/Source:	1980//	Site Plan Apprvl:	
Pool Features:		Sewer:	Sewer (Municipal)
Parking Features:	Asphalt Driveway	Water Source:	Municipal
Lot Shape:		Fronting:	
Lot Front (Ft):	42.85	Lot Depth (Ft):	49.38
Area Influences:	Downtown, Golf, Lake Access, Library, Open Spaces, Place of Worship		
View:	River		
Topography:			
Local Impvmt:			

Interior

Interior Feat:	Sump Pump	Seating Capacity:	
Basement:	Crawl Space, Unfinished, Exposed Rock	# Hnd Wshrms:	
Cooling:	Central Air	Volts:	
Heating:	Forced Air, Propane	Furnished:	
Under Contract:	HWT-Electric, Propane Tank	Contract Cost/Mo:	
Add Inclusions:	All shelving attached and desks built in.		
Exclusions:	Bar excluded.		

Commercial/Financial

Expenses

Income

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	See Schedule A	Survey:	/ 1981
Zoning:	410	Hold Over Days:	
Assess Val/Year:	\$381,000/2020	Occupant Type:	Owner
PIN:	481500531	Deposit:	
ROLL:	445305000400300		
Possession/Date:	Flexible/		

Brokerage Information

List Date: **12/05/2020**
List Brokerage: [ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLING-M306](#)
Source Board: **The Lakelands**

