



KRISTA FISK
 Sales Representative
 RE/MAX MIDWESTERN REALTY INC Brokerage (HAR)
 Cell: 519-261-0016
 kristafisk.com



Cross Property Client Full

64 ELORA STREET S

Harriston, ON NOG 1Z0
 Wellington County/Minto/None

Commercial/Building and Land/For Sale
Active

Price: \$249,000.00
 Price Measurement:
 Lease Type:



MLS®#: GB23410000800800
 List Date: 29-Mar-2017 Sqft Available: 0
 # Floors: 2.00
 Building Type:
 Title/Ownership: Freehold Recreational:
 Lot Front: 23.75 Lot Depth:
 Road Access Fee: Lot Size/Acres: Under .5 Acre/
 Access: Municipal road, Provincial Highway/County Road
 Access, Year Round
 Driveway Spaces/Type: //None
 Waterfront: No WF Exposure: North
 Shore Rd Allowance: WF Frontage Ft: 0
 Total Number of Units:

Public Remarks: A great business opportunity for someone that wants to leave the hustle and bussle of city life behind. This popular, modern cafe is completely turnkey with all appliances, walk-in cooler, smoker, dishes, tables and chairs included. Live upstairs in a renovated, bright, comfortable 2 bedroom, 1 bath apartment with large livingroom, diningroom/kitchen. This is a historic building in a downtown core. Close to all amenities and in a picturesque, progressive town. Less than an hour from K-W and Guelph. Parking front and back. Clean and ready to go. Just move in.

Directions: 64 Elora St. S., Harriston.

Interior Features	
Rental Equipment	None
Heat Primary/Sec:	Baseboard, Electric/
Protection:	Fire Fighting Equipment
Floorings:	Wood
Basement:	
Washrooms:	/
Elevator Type:	

Exterior Features				
Bays - LxW	- x	Sq Ft Available:0/	Utilities:	% Building:
Double Main - HxW	- x	Office Apt Area:/	Amps: 0	% Usable:
Drive-In Main - HxW	- x	Industrial Area:/	Volts: 0	% Rent:
Grade Level - HxW	- x	Retail Area: /	Hydro:	Exposure:
Parking On Site:		Parking Off Site:	Trailer Spots:	Lot Irregularities: 23.75' X IRREGULAR
Site Influences	High Traffic Area, Major Highway, Public Parking, Schools, Shopping Nearby			
Restrictions:	Flood Plain			
Services:	Garbage/Sanitary Collection, Natural Gas, Telephone, Municipal Water, Sewer			
Exterior Finish:	Brick			
Water/Supply Type:	Municipal/			
Roofing:	Asphalt, Metal			
Sewage:				

Inclusions/Exclusions	
Inclusions:	All Equipment And Cooler.

Exclusions:	Nil.		
Leasehold:	Exp Lse of Date:	Leasehold:	Living Quarters Attach: Yes

Tax Information			
Roll#:	23410000800800	Local Improve Fee/Comments No/	
Pin#:	710300033	Zoning:	C2
Assessment \$/Year:	\$144,000	Survey/Year/Type: //	Taxes/Year: \$3,408/2017
Legal Description:	PT LT 2 N/S MILL ST SURVEY PRESTON'S MINTO; PT MAI TLAND RIVER PL VILLAGE OF HARRISTON MINTO AS IN RON89835; MINTO		
Type Taxes:			

Financial Information				
Confidential:	No	Financial Stmt: No	Chattels: No	Franchise:
Tax Expense:		Heat Expenses:	Expenses:	Gross Inc/Sales: \$0
Franchise Fee Incl:		Franchise Approval:	Franchise Agree:	Years Operated: 0

RE/MAX MIDWESTERN REALTY INC Brokerage (HAR)

Client Full Report

Date Printed: 07/26/2018

Prepared By: KRISTA FISK, Salesperson
kristafisk.com

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