



**STEVE WELLS**  
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2020-04-03

**2786 HIGHWAY 15 HIGHWAY, Portland K0G 1V0**

ML#: 1174401

**Price Change**



Status: **Active**  
 Dist/Neigh: **818- Rideau Lakes (Bastard) Twp**  
 Municipality: **Rideau Lakes**  
 Neigh Name: **Rideau Lakes**  
 Site Area:  
 Lot Size: **' x 156.63 '**  
 Zoning:  
 Zoning Desc: **RETAIL**  
 Ind Type:  
 Occupancy: **Vacant**  
 Title:  
 Legal: **PT LT 19. CON 3 BASTARD AS IN LR191016 (PCL2) ;RIDEAU LAKES**

List Price: **\$99,000.00**  
 Lease Rate:  
 Trans Type: **Sale**  
 Sub Type: **Retail**  
 Lease Type:  
 Fronting: **West**  
 # Acres:  
 Bldg Sqft:  
 Total Sqft:

Directions/Remarks

Directions: **VILLAGE OF PORTLAND (ACROSS BIG RIDEAU LAKE). 2786 HIGHWAY 15, SEE REALTOR SIGNS**  
 Public Remarks: **GREAT LOCATION WITH LOTS OF TRAFFIC AND HIGHWAY EXPOSURE. JUST ACROSS THE HIGHWAY FROM BIG RIDEAU LAKE. LOTS OF POTENTIAL.**

General/Industrial/Warehouse

NOI:	<b>Unknown</b>	Ann Gross Inc: <b>\$0</b>	Op Cost/Yr:	Oth Cost Yr:
Year Built:		Unit of Measure:	Master Record:	
RentSqft:		OfficeSqft:	Warehs Sqft:	Retail Sqft:
UsableSqft:	<b>1750</b>	OtherSqft:	VacSqft:	Sign:
Tenancy:		Parking:	Add Cost:	Esc/Yr%:
Power:	<b>YES</b>	Ceiling Height: <b>9</b>	Loading:	
Lease Option:		Existing Improv:		
Ten Inducements:		Enviro Assess:	Fire Protection:	
Fire Retrofit:			Manage Phone:	
Management Co:				

Apartment/MultiFamily

#Storeys:	Tot # Units:	# Bach Units:	1 Bedrm Units:	2 Bedrm Units:	3 Bedrm Units:
#Oth Units:	Tot # Park:	# Surf Park:	# Under Park:	# Deck Park:	# Elevators:
Rooming Lic:					
Management:		Supply:	Rental Inc:	Vac Loss:	
Prop Taxes:	<b>\$1,668</b>	Advertising:	Parking Inc:	ADS:	
Insurance:		Security:	Other Inc:	Cash Flow:	
Water/Sewage:		Lawn/Snow:		Vacancy %:	
Heat:		Elevators:			
Hydro:		Maintenance:	Annual Gross Income:		
Cable TV:		Wage:	Total Expenses (TOE):		
Garbage:		Other:	Gross Operating Income:		
Legal:			Net Operating Income:		

Business

Bus Type:	Hosp Type:	Name:
#FT/PT:	# of Parking:	Rent Details:
Lease Exp:	Lease Option:	
Bus Taxes/Year:	Gross Sales/Yr:	Hrs of Op:
Inventory:		Size Prem:

Land

Serv:	Pot Use: <b>Retail</b>
Exist Improv:	# Acres:

Other Information

Taxes/Yr: <b>\$1,668.00/2019</b>	Assmt/Yr:	Survey/Yr:
Lease:		

Office Information

List Office #1: **RIDEAU REALTY LIMITED, Brokerage**

Conditional/Sold/Other Information

FD:	PR:	CD:
DOM: <b>154</b>	SD:	SP:
SRD:		