



STEVE WELLS
Salesperson
RIDEAU REALTY LIMITED, Brokerage
steve@rideaurealty.ca
Office Ph: 613-272-5000

2019-11-05

2786 HIGHWAY 15 HIGHWAY, Portland K0G 1V0

ML#: **1174401**

New Listing!



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

List Price: **\$129,000.00**
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:	Unknown	Ann Gross Inc: \$0	Op Cost/Yr:	Oth Cost Yr:
Year Built:		Unit of Measure:	Master Record:	
RentSqft:		OfficeSqft:	Warehs Sqft:	Retail Sqft:
UsableSqft:	1750	OtherSqft:	VacSqft:	Sign:
Tenancy:		Parking:	Add Cost:	Esc/Yr%:
Power:	YES	Ceiling Height: 9	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:	\$1,668	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: Retail
Exist Improv:	# Acres:

Other Information

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

Office Information

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

Conditional/Sold/Other Information

FD:	PR:	CD:
DOM: 4	SD:	SP:
SRD:		