



ZACH SHEA
 Broker
 Ph: 613 331-2635
 zach@rideaurealty.ca
 http://www.rideaurealty.ca



73 CONCESSION ST, Westport, K0G 1X0

MLS® # 1265766



Dist/Neigh: 815- Westport
Municipality:
Neigh Name: Westport
Lot Size/Acres: ' x 0 '
Irregular Lot:
Fronting On:
Zoning Code: Laundromat
Possession: TBD
Title:
Board: Rideau
Seller(s): 2329184 Ontario Inc.

Status: Commercial Sale
List Price: Active/Business
List Price: \$99,900
Original LP: \$99,900
List Date: 08-Oct-2021
Trans Type: Business
First Refusal: No
Occupancy: Owner
DOM: 0
CDOM: 0

DIRECTIONS/PUBLIC REMARKS

Directions: 73 Concession Street is the Circle K in Westport. Laundromat is on the side of the building.
Public Remarks: 73 Concession Street is the Circle K in Westport. Laundromat is on the side of the building. Here is your chance to own the Westport Laundromat (business only) located behind the Circle K in Westport. Includes 8 dryers, 12 washing machines, plus an additional oversized commercial washing machine. Call today for more info!

BUSINESS INFORMATION

Bus for Sale: Business	Business Name: Westport Laundromat
Business Type: Other	Hospitality Type:
Building Owned: Leased	Trdmrk/Brand Inc: No
# of FT Emp:	Display D/N Name:
Business Taxes:	Website Incl: No
Business Hours: 24/7	Fin Stmt Audit: No
Business Year End: 31-Dec-2021	Inventory Value:
Bldg Oper Exp:	Alloc to Bus \$:
Oth Bldg Inc:	Vendor Takeback:
Lot Front Feet:	Lot Depth Feet: 0
Fronting On:	# of Acres:
Power Phases:	Power # of Volts:
Age Description:	Year Built:
Clear Height:	Ceiling Height:
# of Parking Sp:	Park Add Cost:
# Grd Load Doors:	Load Door Ht:
# Dock Doors:	Dock Door Ht:
# Garage Doors:	Garage Door Ht:
Fixed Assets: No	Asset Comments:
Avg Utility Costs:	Avg Hydro Cost:
Current Lease:	Option to Renew:
Sub Lease Avail:	Water Included:
Avg Utility Cst Lse:	Avg Hydro Cost Lse:
	Alloc to Prop \$:
	Site Area Sqft:
	Fire Retrofit:
	Power # of Amps:
	Dedicated Park:
	Total Parking:
	Load Door Wdh:
	Dock Door Wdh:
	Garage Door Wdh:
	Avg Gas Costs:
	Free Rent:
	Avg Gas Cost Lse:
	Building Sqft:
	Tot Avail Sqft:
	Usable Sqft:
	Retail Sqft:
	Rentable Sqft:
	Warehouse Sqft:
	Office Sqft:
	Other Sqft:
	Prem Leased Sqft:

FINANCIAL INFORMATION

List Price: \$99,900

REALTOR® INFORMATION

Rep Remarks: Sale is for the business only. The current lease is not assumable, but a Buyer will be able to negotiate a new lease with the landlord. Equipment being sold as-is.

Commission to SO: 2.5% + HST%	Contact After Expiry: No	Mere Posting: No
Commission Type: %	Sellers Rights Reserved: No	Sign On Property: Yes
List Conditions: No	Lockbox: None	First Refusal: No
Opt In CREA DDF: Yes	Display Property Address: Yes	Distribute to Internet: Yes

BROKERAGE/OFFICE INFORMATION

List Office 1: [RIDEAU REALTY LIMITED \(2034\), Brokerage](#) / Ph: 613-272-5000 / Fax: 613-272-2546
List Rep 1: [ZACH SHEA \(R1629\)](#) - Broker / Direct: 613-331-2635
List Rep 1 Email: zach@rideaurealty.ca **List Rep 1 Web:** <http://www.rideaurealty.ca>

CONDITIONAL/SOLD INFORMATION

Conditional SD:	Conditional SP:	Closing Date:	Final Date:
Sold Date:	Sold Price:	Sale Report Date:	Interboard: No
Expiry Date: 04-Mar-2022		Cancel Date:	Last Modified:

All rights reserved. Information herein deemed reliable but not guaranteed.

All rights reserved. Information herein deemed reliable but not guaranteed.