



ZACH SHEA
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39 BEDFORD ST, Westport, K0G 1X0

MLS® # 1324426



Dist/Neigh: 815- Westport
Municipality:
Neigh Name: Westport
Lot Size/Acres: 76.89 ' x 135 '
Irregular Lot: No
Fronting On: South
Zoning Code: Commercial

Status: Commercial Sale
List Price: Active/Retail
Original LP: \$999,500
List Date: \$999,500
 16-Dec-2022
Trans Type: Sale
First Refusal: No
DOM: 0
CDOM: 0

DIRECTIONS/PUBLIC REMARKS

Directions: Located in the village of Westport
Public Remarks: Here is your opportunity to own an income property in the beautiful village of Westport. The building is approximately 5000 sq/ft and includes a restaurant, office, and 1-bedroom apartment. All units are currently rented out. Call today for more details!

RETAIL INFORMATION

Lot Front Feet: 77	Lot Depth Feet: 135	# of Acres:	Site Area Sqft:
Fronting On: South	Power # of Volts:	Power # of Amps:	Building Sqft: 5,000
Power Phases:	Year Built:	Signage Allowed:	Tot Avail Sqft: 5,000
Age Description: Unknown	Ceiling Height:	Total Parking: 10	Usable Sqft:
Clear Height:	Park Add Cost: No	Load Door Wdh:	Retail Sqft: 2,500
# of Parking Sp: 10	Tenancy Code:	Dock Door Wdh:	Rentable Sqft:
Fire Retrofit: N/A	Load Door Ht:	Dock Door Ht:	Office Sqft:
# Grd Load Doors:	Dock Door Ht:	Garage Door Wdh:	Other Sqft:
# Dock Doors:	Garage Door Ht:		Vacant Sqft:
# Garage Doors:			

FINANCIAL INFORMATION

Operating Costs: \$0
Other Costs: \$10,848
NOI: \$47,256
Annual Gross Inc: \$58,104
Special Assessment:

TAX INFORMATION

Taxes/Yr: \$10,848/2022
Legal Description: PT LT 4 S/S BEDFORD ST PL 169 PT 1 28R6101; T/W LR216206; WESTPORT
Assmt/Yr:
Survey/Yr:

BROKERAGE/OFFICE INFORMATION

List Office 1: RIDEAU REALTY LIMITED, Brokerage

CONDITIONAL/SOLD INFORMATION

Sold Date:
Cancel Date:
Sold Price:
Closing Date:
Sale Report Date:
Final Date:

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