

**Photo  
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**N/A West St X22**      **List: \$150,000 For Sale**  
**Fenelon Falls, Ontario Xxxxxx**      **Map: - -**      **Sale**  
**Dir/Cross St: West Street**      **DOM: 234**  
**Contract Dt: 11/29/2009**      **Taxes: \$1,198.80/2009/Annual**

**Land**      **Lease Term:**  
**Designated**      **Freestanding:**      **SPIS: N**  
**Possession: T.B.A.**  
**Commercial Condo Fees:**  
**Franchise:**

**MLS#: X1751207**

**PIN#:**

**Total Area: 5.03 Acres**

**Ofc/Apt Area:**  
**Indust Area:**  
**Retail Area:**  
**Apx Age:**  
**Volts:**  
**Amps:**  
**Zoning: Industrial**  
**Truck Level:**  
**Grade Level:**  
**Drive-In:**  
**Double Man:**  
**Clear Height:**  
**Sprinklers:**  
**Heat:**

**Survey:**  
**Lot/Bldg/Unit/Dim: 146X495 Feet Lot**  
**Lot Irreg:**  
**Crane:**  
**Bay Size:**  
**%Bldg:**  
**Washrooms:**  
**Water: None**  
**Water Supply:**  
**Sewers: None**  
**A/C:**  
**Utilities: N**  
**Garage Type:**  
**Park Spaces: #Trl Spc:**

**Soil Test:**  
**Outside Storage:**  
**Rail:**  
**Basement:**  
**Elevator:**  
**UFFI:**  
**Assessment:**  
**Chattels:**  
**LLBO:**  
**Days Open:**  
**Hours Open:**  
**Employees:**  
**Seats:**

**Bus/Bldg Name:**

**For Year:**

**Financial Statement:**

**Actual/Estimated:**

<b>Taxes:</b>	<b>Heat:</b>	<b>Gross Inc/Sales:</b>	<b>Est Value Inv At Cost:</b>
<b>Insur:</b>	<b>Hydro:</b>	<b>- Vacancy Allow:</b>	<b>Com Area Upcharge:</b>
<b>Mgmt:</b>	<b>Water:</b>	<b>- Operating Exp:</b>	<b>Percentage Rent:</b>
<b>Maint:</b>	<b>Other:</b>	<b>= Net Income B4 Debt:</b>	

**Total Acreage Approx Based On Survey Parts 1, 2, 3, Plan 100 Rp57R5137, Part Blk J 3 Lots - Each 146' X 495'.**

**Listing Contracted With:**      **ROYAL LEPAGE SIGNATURE REALTY, BROKERAGE 416-443-0300**