

Status FOR SALE		449 MILLIGAN LANE		ICI , Industrial	
Sale/Rent For Sale				List Price \$429,900	
MLS # K18004260		NAPANEE , ON K7R 3Z4		Lease Price /	
	List Date 7/12/2018	Sold Date		DOM 26	
	Age Unknown			District Greater Napanee	
	Approx SqFt			Sub District 58 - Greater Napanee	
	Total SqFt 0.00			Zoning COMMERCIAL	
BldgSz SqFt			Waterfront No		
Elevator			Fronting On East		
Lot Size 129.79 x			Taxes \$ \$8,090.16		
Property Size 0.5 -0.99 Acres			Tax Year 2018		
Acreage			PIN 450860071		
Access Municipal Road			Possession TO BE ARRANGED		
Legal Description PT PARK LT 13 W/S CAMDEN RD NAPANEE PT 6 29R4212: GREATER NAPANEE					
Virtual Tour					
Directions MILLIGAN LANE					
Exterior Finish Brick	Basement Slab or Corefloor		Water Supply Municipal		
Roof Metal, Steel	Foundation		Sewer/Septic Sewer		
Construction Steel Frame	Heating Type Baseboard, Forced Air		Fire Protection		
Flooring Concrete, Hardwood	Heating Source Natural Gas		Easements		
Parking					
Total Prkg Sp					
Property Features Air Conditioning, Floor Drains, Living Quarters, Overhead Doors					
Prop/Price Incl.					
Services Cable, High Speed Internet, Natural Gas, Telephone, Cell Service					
Rentals None					
Water Name			Waterfrontage (ft)		
Annual Insurance Exp	Retail SqFt 1,300	# Drive In Doors			
Annual Heating Exp	Office SqFt 0	# Dock Doors			
Annual Hydro Exp	Indust./Warehse SqFt 4,000	Door Height			
Annual Total Exp	Other SqFt 0.00	Clear Height			
Gross Income	Total SqFt 0.00	Ceiling Min	Ceiling Max		
Net Operating Income		Power - Amps	Power - Volts 0		
Chattel Included DISHWASHER, FRIDGE, STOVE, WASHER, DRYER					
Fixtures Excluded DINING ROOM OIL LAMP, LAMPS IN MASTER BEDROOM					
Public Remarks GREAT LOCATION! SITUATED MINUTES FROM THE 401 IN AN INDUSTRIAL PARK. MAIN PART OF THE BUILDING IS STEEL CLAD WITH A METAL ROOF, WITH AN ADDITIONAL PORTION THAT IS BRICK SIDED. THE COMMERCIAL PORTION OF THE BUILDING CONSISTS OF APPROXIMATELY 4,000 S.F. WITH 640 S.F. OF MEZZANINE, KITCHEN AND COMMON AREA, 3 PC BATH AND 2 PC BATH IN THE SHOWROOM. THE 1,300 S.F. ?SECURITY SUITE? OFFERS A LARGE EAT-IN KITCHEN, LIVING ROOM, DINING ROOM, 2 BEDROOMS (ONE THAT HAS EASY ACCESS TO SHOP) AND A ROOMY 4 PC BATH WITH LAUNDRY.					
LEASE					
Lease Price		Price Based On		Lease Type	
List Office 1A - Office Name WAGAR AND MYATT LTD., BROKERAGE					
	Compliments of: TANYA MYATT - CELL: +1 613-532-0330			Broker	
	E-mail: tanyamyatt@yahoo.com				
	Company Name: WAGAR AND MYATT LTD., BROKERAGE - MAIN: +1 613-354-3550				
					Wagar & Myatt REAL ESTATE BROKERAGE

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