

<b>Status</b> FOR SALE		<b>17 DUNDAS Street W</b>		ICI , Investment	
<b>Sale/Rent</b> For Sale				<b>List Price</b> \$450,000	
<b>MLS #</b> K18002642		NAPANEE , ON K7R 1Z3		<b>Lease Price</b> /	
 <p>La Pizzeria</p>  		<b>List Date</b> 5/16/2018	<b>Sold Date</b>	<b>DOM</b> 84	
		<b>Age</b> Unknown		<b>District</b> Greater Napanee	
		<b>Approx SqFt</b> 2001-2500		<b>Sub District</b> 58 - Greater Napanee	
		<b>Total SqFt</b> 2,254.00		<b>Zoning</b> 471 - RETAIL OR OFFICE WITH	
		<b>BldgSz SqFt</b>		<b>Waterfront</b> No	
		<b>Elevator</b>		<b>Fronting On</b> North	
		<b>Lot Size</b> 17.76 x 76.57		<b>Taxes \$</b> \$3,212.18	
		<b>Property Size</b> 0.0 - 0.49 Acres		<b>Tax Year</b> 2017	
		<b>Access</b> Municipal Road		<b>PIN</b> 450930142	
				<b>Possession</b> TBD	
		<b>Legal Description</b> PT LT 13 N/S DUNDAS ST, 14 N/S DUNDAS ST PL 82 AS IN LA 172925 T/W LA 172925 DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN LA 172925, T/W ROW			
DOWNTOWN BUILDING AND BUSINESS FOR SALE WITH LIVING QUARTERS		<b>Virtual Tour</b>			
		<b>Directions</b> FROM CENTRE STREET, WEST ON DUNDAS STREET - DOWNTOWN			
<b>Exterior Finish</b> Aluminum Siding, Brick, Vinyl		<b>Basement</b> Crawl	<b>Water Supply</b> Metered, Municipal		
<b>Roof</b> Tar/Gravel		<b>Foundation</b> Stone	<b>Sewer/Septic</b> Sewer		
<b>Construction</b> Wood Frame		<b>Heating Type</b> HVAC	<b>Fire Protection</b> Carbon Monoxide, Smoke		
<b>Flooring</b> Carpet, Vinyl/Linoleum		<b>Heating Source</b> Natural Gas	<b>Easements</b> No		
<b>Parking</b> Exclusive, Other					
<b>Total Prkg Sp</b> 3					
<b>Property Features</b> Air Conditioning, Equip. Included, Living Quarters, Store Front					
<b>Prop/Price Incl.</b> BusBldg					
<b>Services</b> Cable, Garbage Pickup, High Speed Internet, Natural Gas, Street Lights, Telephone, Cell Service, Recycling Pickup					
<b>Rentals</b> None					
<b>Water Name</b>		<b>Waterfrontage (ft)</b>			
<b>Annual Insurance Exp</b> 3,756.00		<b>Retail SqFt</b> 1,098	<b># Drive In Doors</b>		
<b>Annual Heating Exp</b> 2,760.00		<b>Office SqFt</b>	<b># Dock Doors</b>		
<b>Annual Hydro Exp</b> 7,800.00		<b>Indust./Warehse SqFt</b>	<b>Door Height</b>		
<b>Annual Total Exp</b> 14,316.00		<b>Other SqFt</b> 1,156.00	<b>Clear Height</b>		
<b>Gross Income</b>		<b>Total SqFt</b> 2,254.00	<b>Ceiling Min</b>	<b>Ceiling Max</b>	
<b>Net Operating Income</b>			<b>Power - Amps</b>	<b>Power - Volts</b>	
<b>Chattel Included</b> All Restaurant Equipment					
<b>Fixtures Excluded</b> None					
<b>Public Remarks</b> Are you Re-Locating to Greater Napanee! You Can be the proud Owner of La Pizzeria; Home of the Famous Avril Pizza and the best baked Poutine in Town. This Small Town Turn Key Pizza and Sub Shop has been a Family Run Business in the Downtown Core of Napanee for 36 years. Not only is this the Business, it also includes the Building that has a 3 bedroom, 2 Bath, 2 Level Living Quarter above. The Living Quarter also has a walk out Sitting Area to BBQ or just relax. Owners are Retiring but are willing to stay on to Train the New Owners.					
<b>LEASE</b>					
<b>Lease Price</b>		<b>Price Based On</b>		<b>Lease Type</b>	
<b>List Office 1A - Office Name</b> WAGAR AND MYATT LTD., BROKERAGE					
		<b>Compliments of:</b> TANYA MYATT - CELL: +1 613-532-0330		Broker	
		<b>E-mail:</b> tanyamyatt@yahoo.com			
<b>Company Name:</b> WAGAR AND MYATT LTD., BROKERAGE - MAIN: +1 613-354-3550					

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