



MLS #	TB202283	Original Price	\$495,000
Off Market Date		List Price	\$495,000
Status	FOR SALE	Sold Price	
List Date	9/15/2020	DOM	219
District	Kenora/Lake of the Woods	Sale/Lease	For Sale
Sub District	Sioux Narrows-Nestor Falls	Closing Date	
Zoning (TBAY)		Fronting On	West
Holdover Period	90	Sign Y/N	No
Possession		Commission	2.5
Lockbox Y/N	No	Lease Price	
Rental Equip		Lease Price Per	
Postal code	P0X 1K0		



CI
1545 & 1551 71 HWY , Nestor Falls
 Condition Date 1

Conditions

Do Not Contact **Does Not** Escape Clause

Seller 1 **Nestor Falls Marine LTD** Seller 2
 Seller 3 Seller 4

Legal Description **PCL 36664 SEC DKF; PT LOCATION KM80 GODSON PT 1, 23R6378 & PCL 25944 SEC DKF; LOCATION EB1986 GODSON AS IN PA16656; SIOUXNARROWS-NESTORFALLS**

Directions **35 Miles north of Emo**

Annual Taxes \$	\$5,249.41	Yr	2019	Assessment \$		Total BLDG Area	
Lot Frontage	468.00			Lot Depth	Irregular	Acreage	2.92
Age	1996	Age (Building)	21-25	Annual Heating Exp		Waterfront Y/N	No
Waterfront Name				Parking # of Spaces		# Stories	
# Elevators				Ceiling Height		Seating Capacity	
PIN	421140269 421140049						

Retail SqFt		Gross Income		Annual Hydro Exp	
Office SqFt		Annual Water/Sewer Exp		Annual Other Exp	
Indust./Warehse SqFt	3,200	Annual Insurance Exp		Annual Total Exp	
Residential SqFt		Annual Heating Exp		Net Operating Income	
Total SqFt	8,000.00				
Rental					

Access	Municipal Road	Basement	
Exterior Finish	Siding	Heating Type	Forced Air
Heating Source	Oil	ICI Type	
Occupancy		Business Type	
Foundation	Block	Property Size	1.0 -2.99 Acres
Chattel Included	List to be provided with an offer		
Fixtures Excluded	List to be provided with an offer		
PROPERTY FEATURES	Equip. Included, Office Space, Outside Storage, Overhead Doors, Parking, Store Front, Workshop/Storage		
Water/Well	Drilled Well	Sewer/Septic	Holding Tank

Realtor Remarks

Public Remarks **Here's your chance to get into the exciting marine business. With a great customer base this well established business is in a great spot to grow further. This is a turn key and profitable operation. List of equipment, inventory and financials available to qualified buyers.**

List Offc **CENTURY 21 NORTHERN CHOICE REALTY LTD. - OFFC: 807-468-3747**

List Rep **CHAD JACK - CELL: 807-275-7678** **BROKER**

Sell Offc

Sell Rep

The above information is provided by the members of the Thunder Bay Real Estate Board and is from sources believed reliable but should not be relied upon without verification. The Thunder Bay Real Estate Board assumes no responsibility for information accuracy.

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