

# Vogue Realty Inc.



Real Estate Brokerage

P O Box 7

Kenora, On.

P9N 3X1



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See Also: [www.realtor.ca](http://www.realtor.ca)

## Ear Falls Trading Ltd.

38- Highway 105 North

**Offered @ \$400,000.00 + HST**

1608 11-03-24 MLS #

**LOT DESCRIPTION:** Approx 250 ft Highway frontage.  
 Approx 218 ft deep,  
 Approx 1.20 acres.

**Survey:** Copy of  
 Building Location Plan on file.

**Zoning:** Highway Commercial

**Parking Lot:** Could hold 50 plus cars.

**Taxes 2010:** \$12,301.85



**IMPROVEMENTS:** Approximately 10, 240 sq ft of retail space.  
 Plus a full height basement.  
 Retail Grocery Operation, approx 7,000 sq ft.  
 Center section approx 1,040 sq ft  
 South section approx 2,200 sq ft  
 Plus nearly a full basement  
 Loading docks at rear of building.

**SERVICES and PRODUCTS AVAILABLE:** A full grocery operation.  
 Fresh Produce  
 Bakery  
 Dairy  
 Deli  
 Butcher Shop/Meat Department.  
 Plus other possibilities.



**EXTERIOR:** Metal clad & stucco.  
 Metal roof.

**CHATELS INCLUDED:** As per list to be supplied

**EXCLUDED:** As per list supplied

**RENTALS EXCLUDED:** None

**HOT WATER TANK:** Owned

**SERVICES:** Sewer: Town Water: Town



Note: All information is from sources deemed reliable, but no responsibility is assumed regarding accuracy thereof. Properties are submitted subject to errors, omissions, change of price or condition, prior to sale, rental or without notice. All measurements approximate.

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**Phone/Cable:** Yes/yes  
**Hydro:** Three phase power.  
**Nat Gas:** Yes

**MORTGAGE:** Treat as clear.  
**Seller could consider holding First Mortgage.**

**COMMENTS:** Highway location provides excellent exposure to both local and tourist customers. Excellent opportunity to supply Tourist camps in area.

**SHOWINGS:** Prefer 24 hr notice.

**POSSESSION:** Negotiable.

**NOTES:** This lucrative business has operated for many years. Since 1993 it was operated under a lease arrangement. The Lessee closed the operation in the fall of 2010. The premises will require redecorating; estimates are on file as to details and costs.

A previous supplier contacted is eager to regain the business with the new owner.

Further details will discussed with a new Buyer.

The Highway location is exceptional. The premises did house at one time four businesses. A grocery store, a furniture store in the lower level under the grocery store, a dry goods and clothing store, and office space with storage.



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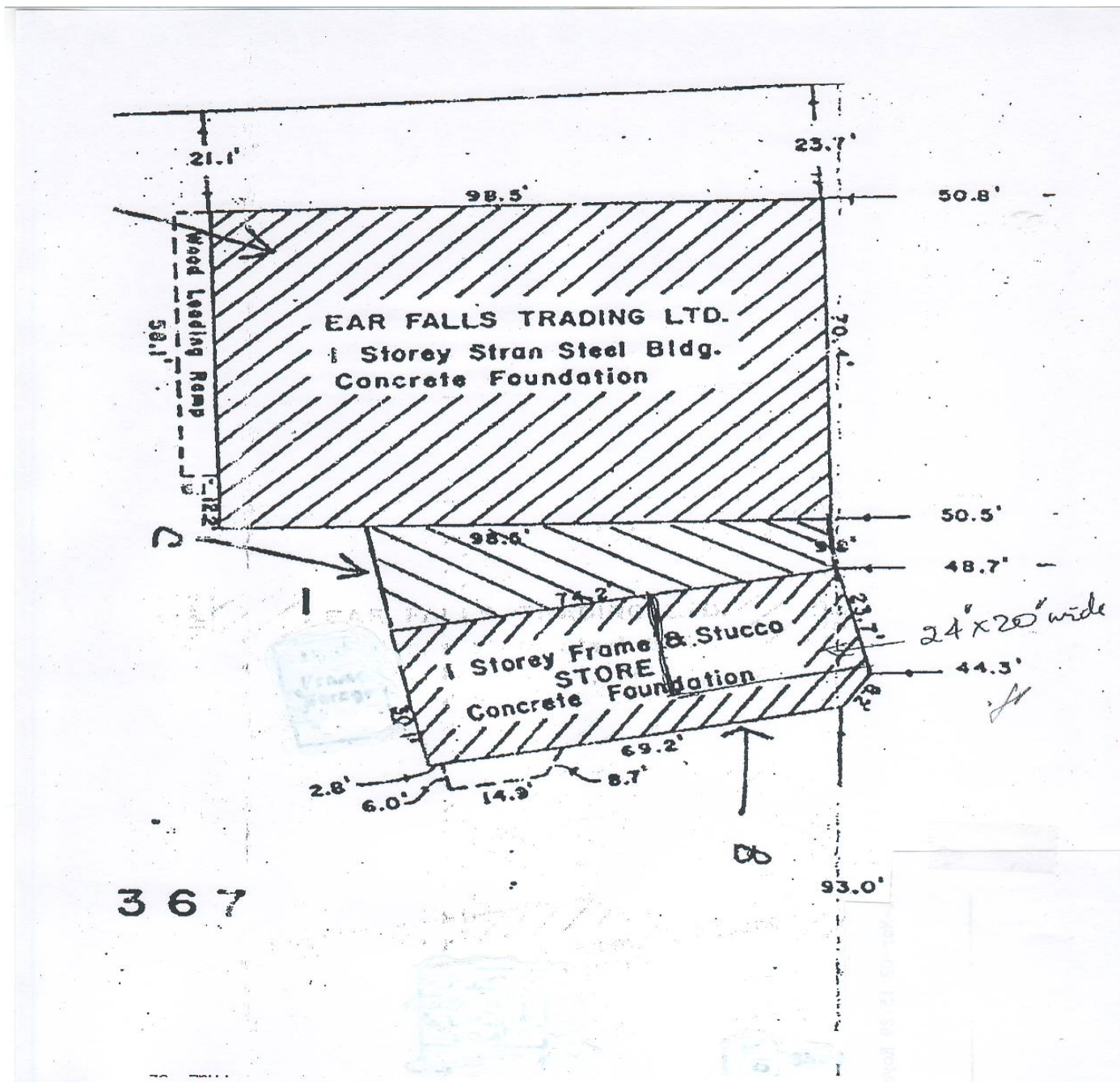
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