

Vogue Realty Inc.

Real Estate Brokerage

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Kenora, On.

P9N 3X1



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See Also: www.realtor.ca

1505 Erie Street & Hwy 17 West Keewest Motel (EXCLUSIVE)

Offered @ \$295,000.00 + HST

1614

11-07-21

MLS #

Asset Sale: Being Sold "As Is-No Warranties"

LOT	DESCRIPTION:	Irregular shaped, triangular corner lot. 250 ft ftge on Erie St by 157 ft deep. Plus an adjacent lot to the South-East 58' by 86'.
	Survey:	A building location plan June 29, 2000, Only a copy on file.
	Zoning:	General Commercial & R-1 Residential To be verified by Buyer prior to closing.
	Parking Lot:	Paved lot for approx 25 cars.
	Taxes 2011:	Building - \$16,165.58 Vac Lot - \$192.05
	Ftge Chge:	Loc Imp - \$30.00 to 2020 Total 2011 - \$16,387.63



Assessments:	2011-Motel & Restaurant-\$369,000.00
	-Residence- <u>75,000.00</u>
	Sub Total \$444,000.00
	- Vac Lot - 9,875.00
	Total Assessment \$453,875.00

Note: It appears that the assessment is too high.

IMPROVEMENTS:	The structure was built in 1984. Approximately 6,200 sq ft . Two storey 13 room motel, restaurant and living quarters.
Basement:	Partial utility basement, Housing storage, cooler and 400 amp electrical service. Roof Top air conditioner
Living Quarters:	Attached 2 bedroom living quarters Offering approx 1,022 sq ft Single bath, fenced in rear yard.
Motel:	13 motel units. 4 pce bath in each unit. Built-in wall air conditioners.



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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Restaurant: Commercial Kitchen,
Storage & cooler facilities in the basement.
Potential Licence for 120.

Heat: Restaurant: Gas Forced Air.
Motel: Hot water boiler baseboard and
Electric baseboard.

INTERIOR:

Kitchen: Commercial kitchen
Dining Room: 120 Seat
Living Room:
Bathrooms: Motel -13, 4 pce
Restaurant -Men's- 2 stalls -3 urinals
- 3 sinks.
Women's -3 stalls, 3 sinks
Living quarters - One - 4 pce
Bedrooms: Two Bedrooms

CHATTELS INCLUDED: Any Chattels are valued at \$1.00
As the property is Sold "AS IS".

EXCLUDED: Two Coffee Machines and a Coffee Grinder.

RENTALS EXCLUDED: Two Hot water tanks

HOT WATER TANK: Two rental tanks

SERVICES: Sewer: City **Water:** City

Phone/Cable: Yes/Yes

Hydro: 400 amp (To be verified by Buyer
Prior to closing).

Nat Gas: Yes

MORTGAGE: Treat as clear.

EXTRAS: Self contained residence.
Attached 8 x 24 deck for residence.
Fenced in back yard.

COMMENTS: An excellent opportunity to revive what was
once a very successful & profitable business.

High traffic area, living quarters.

Private deck.

SHOWINGS: Prefer 24 hr notice.

POSSESSION: Negotiable.



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