

Vogue Realty Inc.

Real Estate Brokerage

P O Box 7

Kenora, On.

P9N 3X1



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See Also: www.mls.ca

Lone Pine Motel, Ignace

294 Sorenson Ave.

Offered @ \$ 495,000.00

1561 070211 MLS #

LOT DESCRIPTION: Situated on Agimac Lake.
 Approx. 1.3 acres + 2.04 acres.
 Two parcels of land, total 3.5 acres.

Survey: Not available.
Zoning: C-1.
Drive: Gravel drive and parking lot.
Boat Ramp: North end of the property.
Garage: Large garage across the road
Taxes 2007: \$7,969.41
Ftge Chge: None



IMPROVEMENTS: Eighteen unit lakefront motel.
 Main floor;
 7 units plus 4 housekeeping units.
 Second level; 12 units.
 Built in 1967.



EXTERIOR: 2 x 4 wood frame construction.
 Aluminum siding.
 A 6' x 120' concrete, covered balcony/walkway along the front.
 Boat ramp access at the North end of the property.
 Street front grounds are landscaped and very attractive.

Insulation: Fibreglass. **Shingles:**

INTERIOR:
Kitchen: Walls are drywall and shellacked chipboard.
 Ceilings are acoustic tiles.
 Windows are double pane, aluminum sliders.



MOTEL: **Main floor:** Seven units includes plus 4 housekeeping units
 Each unit complete with stoves, refrigerators, sinks
 And double beds.

Second floor: Twelve rental units, mostly smaller in size, with
 single and/or double beds.
 Each unit has a 3 piece bathroom.
 All rooms are furnished with T.V..
 Furnishings were all hand-made by the owner (now deceased).

Dining Room/Living Room: Suitable for 30 guests.

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LIVING QUARTERS:

Kitchen: Good sized kitchen.
Living Room:
Bathrooms: Three piece bath.
Bedrooms: Can be 3 bedroom, now used as 2 bedroom
Two bedrooms.
Master bedroom.
Second bedroom.

CHATTELS INCLUDED: List to be supplied.
EXCLUDED: List to be supplied.

RENTALS EXCLUDED: Hot water tanks, electricv, owned

HOT WATER TANK: Electric, 40 gal owned.
SERVICES: Sewer: Three septic tanks. **Water:** Town.
Phone/Cable: Yes/No **Hydro:** Three 200 amp breaker panels
Nat Gas: Yes/N/a, At street

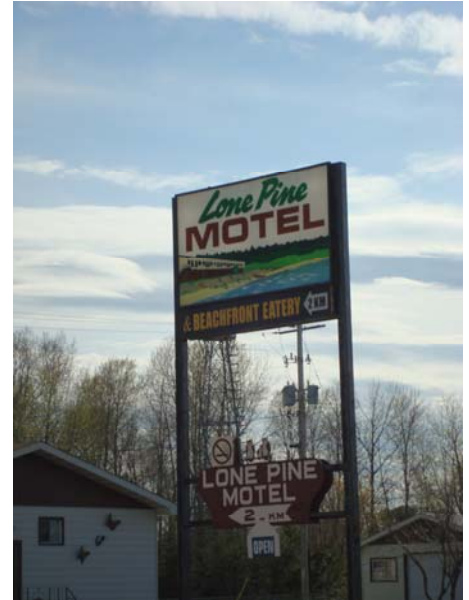
HEAT: Baseboard electric.
Heat costs 12 months ended **??, \$?, includes GST.**

MORTGAGE: Treat as clear.

EXTRAS: Well crafted property on Agimac Lake, with hand crafted furniture.

COMMENTS: A turn key property ready to go.

SHOWINGS: Prefer 24 hr notice. **POSSESSION:** Negotiable.



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.**