

# Vogue Realty Inc.

Real Estate Brokerage

P O Box 7

Kenora, On.

P9N 3X1



Tel: (807) 468-3326

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E Mail: [vogue@vogurealty.ca](mailto:vogue@vogurealty.ca)

Internet: [www.vogurealty.ca](http://www.vogurealty.ca)

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

## 209 Main Street South

**Offered @ \$280,000.00**

1546

080124

MLS #

**LOT DESCRIPTION:** 50 ft. x 150 ft. lot with street and lane access. Property at the rear of the building is paved with space for 6 to 8 parking stalls.

**Survey:** Building location survey (1980) does not include the addition (10 ft. x 27 ft.) at the rear of the building.

**Zoning:** C-2 (General Commercial Zone (usage on file))

**Drive-Through Lane:** Is owned. The drive through access from Main St. to the rear lane is interlocking stone. The property to the south has a registered easement for a small encroachment.



**Taxes 2007:** \$10,845.84

**IMPROVEMENTS:** Two storey, low maintenance brick exterior.

**MAIN FLOOR:** 2,718 sq. ft. which are currently occupied as follows:

1,328 sq. ft. – Pur-Plus Dry Cleaners

1,390 sq. ft. – Victoria Uptown Hairstyling

**UPPER FLOOR:** 1,328 sq. ft. office space.

Also, two bathrooms/kitchen facilities/window coverings.

Separate heating and air conditioning.

**BASEMENT:** The full size basement is currently being used by the Main Floor tenants for storage, bathroom facilities and office space.

Besides the washroom facilities and storage, it also houses the electrical room.

**CHATTELS INCLUDED:** Boiler in basement used for dry cleaning.

**EXCLUDED:** None

**RENTALS EXCLUDED:** To be verified.

**HOT WATER TANK:** Gas/electric, \_ gal owned.

<b>SERVICES:</b>	<b>Sewer:</b> City	<b>Water:</b> City
	<b>Phone/Cable:</b> Yes/Accessible	<b>Hydro:</b> 3 phase voltage,400 amp service.
	<b>Nat Gas:</b> Yes	<b>Garbage/Blue Box Pick-up:</b> Yes/Yes

**HEAT:** **Main Floor:** 10 ton York roof mounted natural gas heat unit with central air system.  
**Upper Floor:** “Ruud” gas forced air furnace (new in 1995)  
 Central Air.

**MORTGAGE:** Treat as clear.

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**EXTRAS:**

The upper floor windows and metal cladding were upgraded in 1994.  
Roofing was replaced in 2000.  
Receiving door and platform is located at the rear.  
The roof-mounted heat exchanger unit was replaced in 2001.

**COMMENTS:**

Downtown Commercial building, great location for any business.  
Seller advises that present tenants are month to month and would consider signing a lease.

**SHOWINGS:**

Prefer 24 hr notice.

**POSSESSION:**

Negotiable.

**ENVIRONMENTAL:**

Should be nil as far the dry cleaning business goes. An environmental approved company from Saskatoon delivers new product and picks up the used sludge. It is all done through a sealed operation where no spillage can occur, no breathing of the product, nor can it be touched by human hands. The dry cleaning machine is totally Green; it is made in Italy and is one of the first machines of its kind in Canada.

**FIRE SAFETY**

**INSPECTION:**

An inspection of the premises was made by Kenora Fire and Emergency Services on November 19, 2007; the report reads "No apparent violations at time of in service inspection".



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## FINANCIAL HIGHLIGHTS - 2006:

	<u>Monthly</u>	<u>Yearly</u>
<b>Revenue:</b> Victoria's Uptown	\$ 1,613.70	\$19,364.40
Pur Plus Cleaners	2,120.00	25,440.00
Thompson (upstairs)	850.00	10,200.00
Brennan's Jewellers (parking)	95.40	1,144.80
Larry's Jewellers (parking)	45.00	540.00
Total Revenue:	<u>\$ 4,724.10</u>	<u>\$56,689.20</u>
<b>Expenses:</b> Taxes	\$ 882.93	\$ 10,595.13
Insurance	159.84	1,918.00
Natural Gas	764.53	9,174.31
Hydro	438.43	5,261.17
Licenses	23.74	284.87
Rep. & Maint.	134.08	1,609.00
Telephone	235.88	2,830.52
Bank Chgs	6.67	80.00
Sewer & Water	339.82	4,077.76
Total Expenses:	<u>\$ 2,985.92</u>	<u>\$ 35,830.76</u>
Net Income/Loss	<u><b>\$ 1,738.18</b></u>	<u><b>\$21,058.44</b></u>

**NOTE: Sewer, water, natural gas and hydro usage is high because of the dry cleaning business.**

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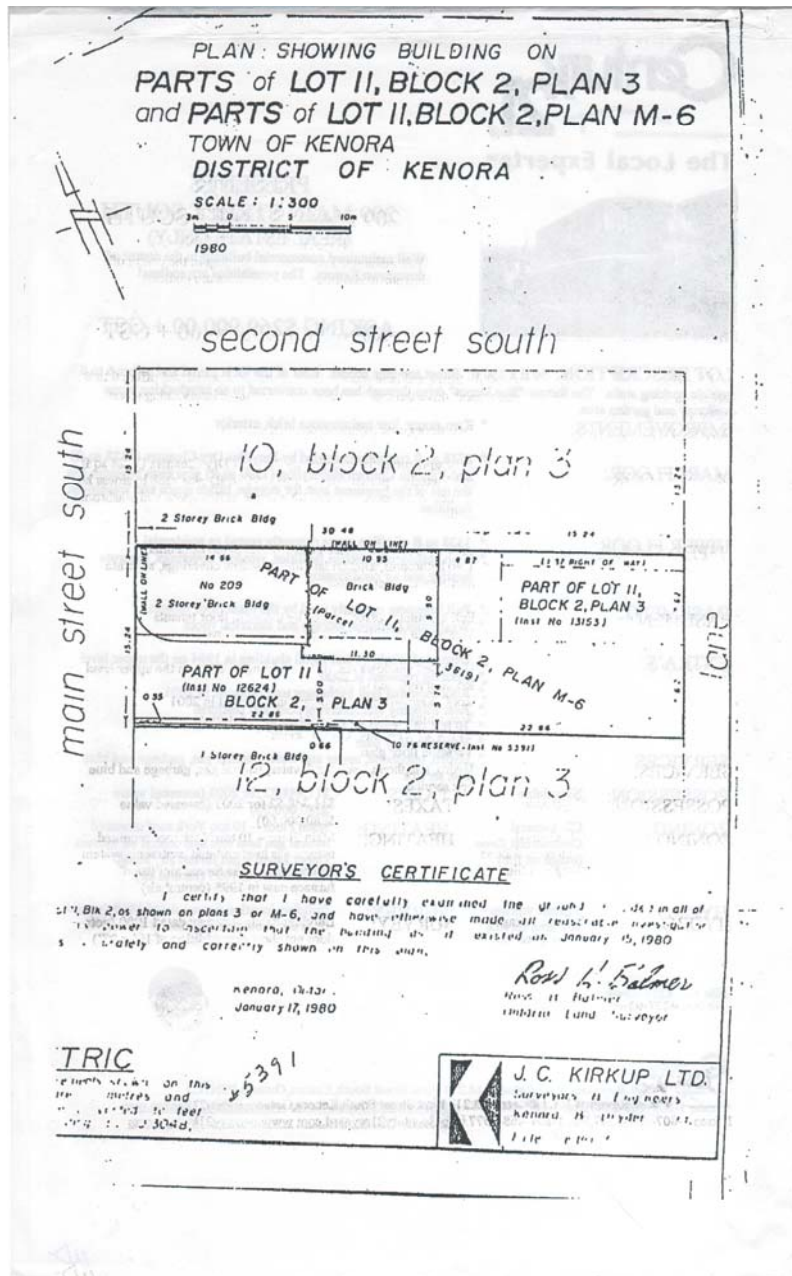
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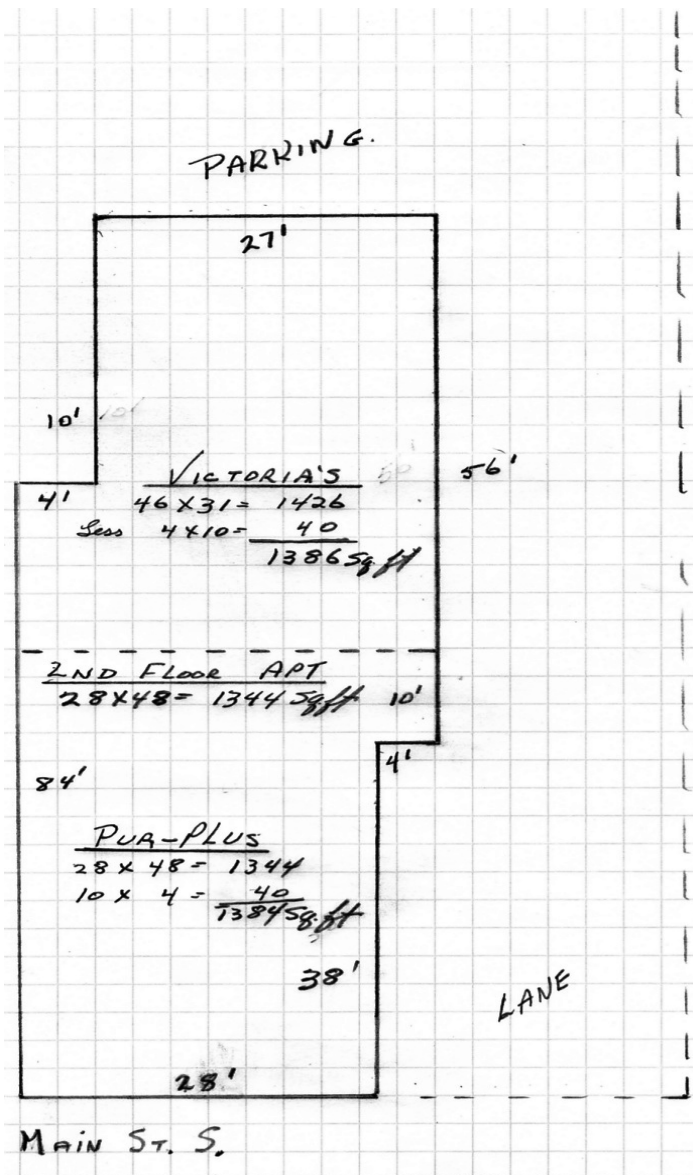
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