

# Vogue Realty Inc.

Real Estate Brokerage

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## 61 Taillieu Road

**Offered @ \$225,000.00**

1525 061103 MLS #

<b>LOT</b>	<b>DESCRIPTION:</b>	Approximately 6.81 acres, fronting on both Taillieu Road (343.66") and Jones Road. Gated fenced in compound of approximately 2 acres. Good high land with good drainage. Plan 556, Desig as KR-472, Part 2, Pcl 29396, irreg
	<b>Survey:</b>	Lot line only
	<b>Zoning:</b>	Light Industrial.
	<b>Drive:</b>	Gravel drive.
	<b>Taxes 2006:</b>	\$7,507.91
	<b>Assessment 2006:</b>	\$179,000.00
	<b>Ftge Chge:</b>	None known of.
<b>IMPROVEMENTS:</b>		Metal Building, built in 2000. 40' x 72' (2,880 sq ft) with 16 foot eve height. Fibreglass R-20 in walls, R-40 in ceiling.
	<b>Note:</b>	Office and mezzanine are not part of the superstructure and could be removed if necessary.
<b>CHATTELS</b>		
	<b>INCLUDED:</b>	None
	<b>EXCLUDED:</b>	List to be supplied by Vendor.
<b>RENTALS</b>		
	<b>EXCLUDED:</b>	None.
	<b>HOT WATER TANK:</b>	None, could be used from boiler.
	<b>SERVICES:</b>	
	<b>Sewer:</b>	None, black pipe at top of stairs to mezzanine plumbed in for holding tank or field. Holding tank approved by N. W. Health Unit, Seller will get copy of letter.
	<b>Water:</b>	250 gal holding tank and pressure system in building is functional.
	<b>Phone/Cable:</b>	Yes/No
	<b>Hydro:</b>	Central metering at pole, 200 amp service at pole plus 200 amp, breaker service in shop.
	<b>Nat Gas:</b>	N/A
<b>HEAT:</b>		Oil fired boiler with in floor heat.
<b>MORTGAGE:</b>		Treat as clear.
<b>EXTRAS:</b>		Close to seven acres of good drainage land on an all weather paved road close to the city. Fenced in compound and acres of parking..
<b>COMMENTS:</b>		An excellent opportunity for any business.
<b>SHOWINGS:</b>	Prefer 24 hr notice.	<b>POSSESSION:</b> Negotiable.