

FOR SALE (POWER OF SALE)

**HIGHWAY COMMERCIAL PROPERTY (HWY 36 FRONTAGE)
BOBCAYGEON (CITY OF KAWARTHA LAKES)**



21 TAYLOR STREET, BOBCAYGEON

The 4.36 acre subject property provides an excellent opportunity for a user to purchase a corner commercial property in the heart of the Kawarthas, one of Ontario's boating and tourist/cottage areas with frontage on Highway 36 (Main Street), Bobcaygeon's principal artery.

LISTING AGENT

JOHN MORRISON, B.A. (hons), PLE
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FOR SALE (POWER OF SALE)

HIGHWAY COMMERCIAL PROPERTY (4.36 ACRES)

BOBCAYGEON,
ONTARIO

HIGHWAY 36 FRONTAGE

21 TAYLOR STREET, BOBCAYGEON

LOCATION / NEIGHBOURHOOD

The property is located at the north end of Bobcaygeon (City of Kawartha Lakes) a major boating and cottage destination located in the heart of the Kawartha Tourist District located approximately 2 hours north east of Toronto and half an hour from Peterborough. The Village's full time population is approximately 3000 and is situated on three picturesque islands. The oldest swing bridge (Lock 32) on the Trent-Severn Waterway is located in the centre of the Village. The property has frontage on Highway 36, the main thoroughfare.

ZONING

C3-S1 Commercial Recreation, Special Requirements I. C3 permits uses such as marina, boat and marine motor sales and service, restaurant, motorized snow vehicles sales and service, boat rentals, hotel, motel, cottage establishment, lodge, ancillary retail, and a dwelling unit accessory to the above permitted uses. The S1, special requirements allow the uses as above, and additionally, boat storage.

LEGAL DESCRIPTION

Part of Lot 16, Concession 19 Harvey, Part 5 on RP 57R-2560, Except Part 1 on 57R-5946, Kawartha Lakes

ENVIRONMENTAL REPORT

A Phase I Environmental Site Assessment was prepared in July, 2008 and is available to qualified buyers

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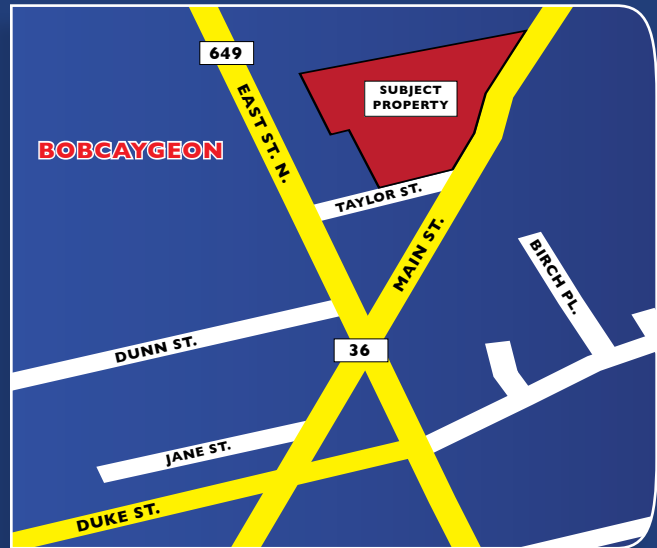
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PROPERTY DETAILS

The irregular-shaped 4.36 acre property is located on the north-west corner of Taylor Street and Highway 36 (Main Street) with a frontage of 278.96 feet on Taylor Street and considerable frontage on Main Street. A boat storage and repair business was previously operated on the property but the property is currently vacant. The property is improved with an approximately 6,240 sq. ft. building that was used as a showroom and for repairs, and two boat storage sheds. The site is level with the street grade at Taylor Street and slopes upward to the north-east and is partially paved and fully fenced.

BUILDING DETAILS

The site is improved with an approximately 6,240 sq ft building (circa 1980's). The south portion of the main building consists of a showroom (4,160 sq ft) that is equipped with several offices, a washroom and a kitchen area, while the north portion of the building is occupied by the associated engine repair facility (2,080 sq ft). The ceiling height is approximately 13' 10", and there are two sectional over-head drive-in doors to the repair facility. In addition there are two single storey boat storage buildings.

POWER OF SALE

The Property is being offered for sale by the Bank of Montreal under Power of Sale. No VTB mortgage is being offered.

SERVICES

The property is fully serviced with municipal water and sanitary sewers.

TAXES

\$7,924.17 (2008)

ASKING PRICE

Reduced to \$435,000

