

Cross Property Client Full

[194355 GREY ROAD 13](#)

Eugenia, ON NOC 1E0

Grey County/Grey Highlands/None

Commercial/Building and Land/For Sale

Active

Price: \$549,900.00

Price Measurement:

Lease Type:



MLS®#: 141540
 List Date: 19-Jul-2018 Sqft Available: 0
 # Floors: 1.00
 Building Type: Business
 Title/Ownership: Freehold Recreational:
 Fronting On: East Year Built: 1962
 Lot Front: 171.29 Lot Depth:
 Road Access Fee: Lot Size/Acres: 0.5-0.99
 Acres/0.70
 Cross Streets: GREY RD 13/Pellisier
 Access: Municipal road, Paved Road, Year Round
 Driveway Spaces/Type: /Outside/Surface/Open/Gravel
 Waterfront: No WF Exposure:
 Total Number of Units: 0

Public Remarks: The stuff dreams are made of! The iconic Eugenia Falls Emporium Building, in the Village of Eugenia is looking for a new proprietor! Steps to Eugenia Falls, Lake & Conservation Lands, this nostalgic garage has been converted into an ice cream parlour/restaurant destination. This charming place sits on a 0.7 acre corner landscaped property on busy Beaver Valley Road. Features include woodburning stove, 13 ft ceilings, C/air, 2 functional garage doors, vehicle hydraulic used as a table, vintage stools & counter, commercial equipped kitchen with range hood, laundry, 2 washrooms, c/air, a separate room once used as a bakery with walk-in cooler, 6 yr old steel roof, 200 amps, 2544 sq ft plus 2 outbuildings. Green food hut (designed by architect Paul Dawson) & a trailer used as an office. Welcoming outdoor patio with picnic tables, 2 awnings, plenty of parking. A great place to start your own business as is; or try something totally new. Epic possibilities for the entrepreneurial soul!

Directions: From Flesherton take Grey Road 4 E Left to Beaver Valley Rd/Grey Rd 13 to Eugenia Falls Emporium on the right

Interior Features

Interior Features: Ceiling Fans, Florescent Lights, Laundry Facilities, Public Washrooms, Storage, Storefront, Ventilation System, Window Display
 Rental Equipment: Propane Tank
 Heat Primary/Sec: Forced Air-Oil/Woodstove Basement: No
 Protection: Carbon Monoxide Detector, Exhaust Hood Extinguisher, Smoke Detector-Battery Washrooms: 2/
 HVAC: Central Air UFFI: No
 Floorings: Concrete Elevator Type:

Exterior Features

Clearance Height: Freestanding: Yes Rail: Outside Storage
 Sq Ft Total (Bldg): 2,544 Sq Ft Min Div: Sq Ft Max Cont:
 Bays - LxW - x Sq Ft Available:0/ Utilities: % Building:
 Double Main - HxW - x Office Apt Area/ Amps: 200 % Usable:
 Grade Level - HxW - x Retail Area: / Hydro: Single Phase Exposure: West
 Parking Total: 10 Parking Shared Parking Dedicated: Lot Shape: Irregular
 Construction Audit: Environ Audit: Environmental: Phase 2
 Site Influences: Ample Parking, Cleared, Corner Site, Greenbelt/Conservation, High Traffic Area, Open Spaces, Shopping Nearby, Treed, Visual Exposure
 Services: Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Recycling Pickup, School Bus Route, Street Lights, Telephone
 Exterior Features: Doors 10-15 ft, Landscaped, Lighting, Workshop/Storage
 Exterior Finish: Concrete Block Roofing: Metal
 Water/Supply Type: Well/Drilled Well Sewage: Septic
 Soil Test/Date: Yes/12-Aug-2003 Construction: Block, Wood Frame

Inclusions/Exclusions

Inclusions: Most Trade Fixtures and Chattels - Lock, Stock and Barrel! Detailed List Available to Qualified Buyers.

Exclusions: Coke Machine/Cooler (left side); Breyer's Ice Cream Cooler; Bait Machine; Mobile French Fry Hut & Storage Shed (Leased)

Tax Information

Roll#: 420818000915400 Local Improve Fee/Comments /
 Pin#: 373220138 Zoning: C2 Taxes/Year: \$2,523/2017
 Assessment \$/Year: \$96,000/2016 Survey/Year/Type: No// Type Taxes:
 Legal Description: PT MILL RESERVE 4 PL 20 ARTEMESIA AS IN R429631; GREY HIGHLANDS

Financial Information

Business Name: Building Name: Eugenia Falls Emporium
 Confidential: No Financial Stmt: Chattels: Franchise:

CHESTNUT PARK REAL ESTATE LIMITED Brokerage (O.S.)

Client Full Report

Date Printed: 07/26/2018

Prepared By: READ HILTON, Salesperson

Chestnut Park Real Estate Limited, Brokerage

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