

Cross Property Client Full

9 ARGYLE STREET

Commercial/Building and Land/For Sale
Active

Price: \$499,000.00

Markdale, ON NOC 1H0
Grey County/Grey Highlands/None

Price Measurement:
Lease Type:



MLS® #: **155558**
 List Date: **21-Sep-2018** Sqft Available: **0**
 # Floors: **3.00**
 Building Type: **Mixed**
 Title/Ownership: **Freehold** Recreational:
 Fronting On: **North** Year Built:
 Lot Front: **41.24** Lot Depth: **100.00**
 Road Access Fee: Lot Size/Acres: **Under .5 Acre/0.11**
 Access: **Paved Road, Year Round**
 Garage Spaces/Type: **1.0/Attached, Inside Entry**
 Driveway Spaces/Type: **/Private Triple+ Wide/Asphalt**
 Waterfront: **No** WF Exposure:
 Total Number of Units: **0**

Public Remarks: Investors/ Entrepreneurs! This grand 3-story brick building with splendid architecture sits on a prime C1 zoned lot on the corner of Main St W and Argyle in the thriving community of Markdale and is for sale for first time in over 40 years! It's in excellent repair and is 6000 sq ft plus a full basement for storage, an attached garage and covered entrance to apartments. It currently houses Markdale Flowers, a family run business established in 1976 and 4 large 2-bedroom apartments, rented to long-term tenants. The retail area could easily be converted to 2 separate stores, each with own entrance and bay windows with quaint window awnings or kept as one open area. There are 6 separate hydro meters, 200 amp service, plenty of spotless storage areas, hot water N/gas Viessman boiler, 17 year old membrane roof, paved parking for 4, trade fixtures and signage for store and more. Boundless possibilities!

Directions: Hwy 10 towards Markdale, Left to Main St W (Grey County Rd 12), turn right onto Argyle St (on corner of Main St W and Argyle St)

Interior Features

Interior Features: **Living Accommodations, Storage, Storefront, Window Display**
 Rental Equipment: **None**
 Heat Primary/Sec: **Hot Water-Gas/** Basement: **Yes**
 Protection: **Carbon Monoxide Detector** Washrooms: **5/**
 HVAC: **Window Mount AC** UFFI:
 Floorings: **Carpet** Elevator Type: **None**

Exterior Features

Clearance Height: Freestanding: **Yes** Rail: **No** Outside Storage
 Sq Ft Total (Bldg): **6,000** Sq Ft Min Div: Sq Ft Max Cont:
 Bays - LxW - x Sq Ft Available: **0/** Utilities: **Yes** % Building:
 Double Main - HxW - x Office Apt Area: **4,000/SqFt** Amps: **200** % Usable:
 Grade Level - HxW - x Retail Area: **2,000/SqFt** Hydro: **Single Phase** Exposure: **South West**
 Truck Level - HxW - x Crane YN: **No**
 Parking Total: **4** Parking Shared: Parking Dedicated: Lot Shape: **Rectangular**
 Parking On Site: Parking Off Site: Trailer Spots: Lot Irregularities: **50.18x99.66x49.93x99.61**
 Construction Audit: **No** Environ Audit: **No** Environmental:
 Site Influences: **Corner Site, Downtown, Highway Access, Shopping Nearby, Visual Exposure**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Internet High-Speed, Natural Gas, Recycling Pickup, Street Lights, Telephone**
 Exterior Features: **Canopy, Inside Loading, Lighting, Workshop/Storage**
 Exterior Finish: **Brick** Roofing: **Membrane**
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Soil Test/Date: **No/** Construction: **Brick**

Inclusions/Exclusions

Inclusions: **Attached counters, shelving, built-in cooler, till, window air conditioner in store, Markdale Flower signage. Inventory: negotiated separately.**

Exclusions: **Tenant possessions.**

Tax Information

Roll#: **420824000112600** Local Improve Fee/Comments /
 Pin#: **372350108** Zoning: **C1** Taxes/Year: **\$4,008/2018**
 Assessment \$/Year: **\$204,000/2016** Survey/Year/Type: **No//** Type Taxes:
 Green Prop Info Stmt: **No** Energy Cert: **No** Energy Cert Level: Certification Date:
 Legal Description: **LT 10 BLK F PL 582 MARKDALE; GREY HIGHLANDS**

Financial Information

Business Name: **Markdale Flowers** Building Name:
 Confidential: **No** Financial Stmt: **Yes** Chattels: **Yes** Franchise: **No**
 Current L.L.B.O.: **Yes** Vacancy Allow:
 Tax Expense: Heat Expenses: **\$2,647** Expenses: **Estimated** # of Seats:
 Maintenance Exp: Hydro Expenses: **\$2,285** Year Exp: **2017** Gross Inc/Sales:
 Insurance Expenses: **\$1,106** Water Expense: **\$1,500** Rental Inc Y/N: **Yes** Net Income:
 Rental Income:

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

Client Full Report

Date Printed: 10/17/2018

Prepared By: READ HILTON, Salesperson

Chestnut Park Real Estate Limited, Brokerage

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