



Property of AVREBINSAR. Not intended for use without permission.

Price \$185,000	Subject to SOBP?	MLS # 201702724	PID #2
Status ACTIVE		PID # 55267934	PID #4
Escape Clause			
Conditions			

Legal Desc	
Address 9 WEBSTER Court	
Community Kentville	NS B4N 1H3

Approx Total Acres		District Kings County
Lot Size 5,863 SQUARE FEET		Sub-District V2
Square Footage (MLA) 1,900		Zoning C1
Total Fin SqFt (TLA) 1,900		Waterfront No
Outside Dimensions		Water Type
Building Dimensions		Water Meas/Units /
Interior Photos Allowed Yes		Water Frontage
AAN# 05032687		Water Access/View

List Date 2/9/2017
Acceptance Date
Firm Date
Closing Date
Possession TO BE DISCUSSED

Property Overview Commercial building on Webster Court. Fabulous location for your business. Well maintained with excellent systems. 31 foot sunporch plus 5 other rooms and 2 baths on main floor. Separate 2 bedroom apartment above. Good size lot with circular driveway and parking. Sunporch 31 x 7.5; foyer 13 x 8; rooms: 13.2 x 10; 14.7 x 13.3; 12.4 x 10.9; 13.9 x 11.4; 10 x 9.6; 2 baths main level - 2 piece; 12.10 x 11; 13.9 x 11.6; 13 x 11.7; upstairs bath 4 piece 9 x 8.11; side porch 6 x 5.7.

Showing Instructions Contact LBO

Directions to Property Downtown Kentville to Webster Court

Type Commercial Retail	Heat/Cool Hot Water, Radiator	Bldg Features Partially Fenced
Sub-Type Other	Fuel Type Oil	Driveway/Pkg Gravel
Sale/Lease Building and Land	Fire Protect. Smoke Detector	Construction Wood Frame
Title to Land Freehold	Utilities Municipal Water, Sewer	Bldg Amenities Living Accommodations
Property Size Under 0.5 Acres	Rental Equip None	Roof Asphalt Shingle
Site Influences Public Transportation, Shopping Nearby, Visual Exposure, Public Parking	Documents	Flooring Wood

Inclusions

Exclusions

Instructions to Members Commercial building on Webster Court. Fabulous location for your business. Well maintained with excellent systems. 31 foot sunporch plus 5 other rooms and 2 baths on main floor. Separate 2 bedroom apartment above. Good size lot with circular driveway and parking. Sunporch 31 x 7.5; foyer 13 x 8; rooms: 13.2 x 10; 14.7 x 13.3; 12.4 x 10.9; 13.9 x 11.4; 10 x 9.6; 2 baths main level - 2 piece; 12.10 x 11; 13.9 x 11.6; 13 x 11.7; upstairs bath 4 piece 9 x 8.11; side porch 6 x 5.7.

Floors	HST	Garage No
Rental Income Yes	Lockbox No Sign No	Details
Building Age 86 Yr Built 1931	Lockbox Location	Parking Y
Year Built Unknown Yes	Migrated Yes PDS Yes	Details Gravel

#	RENTAL TYPE	NET RENTABLE	RENTAL RATE	OCCUPANT	LEASE EXPIRY	WHO PAYS:	
1						Heating	Structural Maint
2						Electric	
3						Interior Maint	
4						Property Taxes	Gross Revenue
5						Water	Total Expense
6						Exterior Maint	Net Income
						Business Taxes	Lease Type
						Insurance	

Betterment Charges	
Seller 1 Name Trui Kabel Electrolysis Ltd	Seller 2 Name
Listing Office MBA Country Real Estate Brokers - Toll: +1 800-711-5556	List Member 1 Richard Matheson
List Member 2	List Member 3
Selling Office	Selling Member

Selling Price	Acceptance Date	Firm Date	Closing Date	Co-Opg Brk Comp 2%
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All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.