Price $77,000
Status ACTIVE **Subject to SOBP?**
Escape Clause
Conditions

MLS # 201620107
PID # 70154893 **PID #2** 70258892
PID #3 70258884 **PID #4**

Legal Desc
Address 77 Westfield Road
Community Caledonia NS B0T 1B0

Approx Total Acres
Lot Size 3 acres +-

Square Footage (MLA) 5,000
Total Fin SqFt (TLA) 5,000
Outside Dimensions
Building Dimensions 80 x 100 + 36 x 48 + 44 x 40
Interior Photos Allowed
AAN#

District 406-Queens County
Sub-District D2
Zoning Commercial
Waterfront No
Water Type
Water Meas/Units /
Water Frontage
Water Access/View

Schedule a Showing

List Date 9/15/2016
Acceptance Date **Firm Date**
Closing Date
Possession Immediate

Property Overview Excellent building constructed in the 1960s and occupied by the Royal Canadian Legion until 2015. Building is well built and sits on a concrete foundation. Inside there is approx 5,000 sq ft of good usable space. The interior is divided into 4 large areas with several smaller rooms and 5 public washrooms. There`s a large common room with small stage, a large bar area, coat room, small barn, meeting room and spacious kitchen. It`s fully insulated and has an oil fired warm air heating system. This building is ideal for many uses. It could also be converted to a residence with lots of space for a home based business, gallery, studio, workshop or rental spaces. Located within 30 minutes to Liverpool or Bridgewater and about 15 minutes to Keji Park. In the heart of cottage country, close to lakes, rivers and fishing. Two minutes to Caledonia and local services. Detailed info available. Note: building is owned by a licensed real estate broker.
Showing Instructions Contact LBO

Type Other
Sub-Type Other
Sale/Lease Building and Land, For Sale Only
Title to Land Freehold
Property Size 3 to 9.99 Acres
Site Influences

Heat/Cool Forced Air
Fuel Type Oil
Fire Protect.

Utilities
Rental Equip None

Documents Deed, Legal Description

Bldg Features

Driveway/Pkg Gravel, Paved
Construction Wood Frame
Bldg Amenities

Roof Asphalt Shingle
Flooring Wood

Inclusions Commercial steel sink, dishwasher and ice maker.
Exclusions
Instructions to Members

Floors 1
Rental Income Potential
Building Age 51 **Yr Built** 1965
Year Built Unknown

HST
Lockbox Yes **Sign** No
Lockbox Location
Migrated Yes **PDS** No

Garage No
Details
Parking Y
Details Paved parking in front; large gravel parking lot in

#	RENTAL TYPE	NET RENTABLE	RENTAL RATE	OCCUPANT	LEASE EXPIRY
1					
2					
3					
4					
5					
6					

WHO PAYS:
Heating **Structural Maint**
Electric
Interior Maint
Property Taxes **Gross Revenue**
Water **Total Expense**
Exterior Maint **Net income**
Business Taxes **Lease Type**
Insurance

Betterment Charges

Seller 1 Name Richard Matheson **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%

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.