




Price \$650,000
Status ACTIVE **Subject to SOBP?**
Escape Clause
Conditions

MLS # 201717169
PID # 55528558 **PID #2**
PID #3 **PID #4**


Legal Desc
Address 677 Oak Island Road
Community Avonport NS B0P 1B0

Approx Total Acres
Lot Size 12 acres
Square Footage (MLA) 2,400
Total Fin SqFt (TLA) 2,400
Outside Dimensions
Building Dimensions
Interior Photos Allowed Yes
AAN#

District Kings County
Sub-District V2
Zoning A1
Waterfront No
Water Type
Water Meas/Units /
Water Frontage
Water Access/View


Schedule a Showing

List Date 6/30/2017
Acceptance Date **Firm Date**
Closing Date
Possession 30 days

Property Overview Vineyard - Winery Opportunity. 12 acres of exceptional tile drained land in Avonport with 11.5 acres of newly planted grape vines - 6 varieties planted. Newly constructed 2,400 square foot building - unfinished inside. Designed with retail area, tasting room, washrooms, kitchen, processing room, wine storage, event room, large decks and terrace. Qualifies for 1 residential home. Development agreement in place for winery. Amazing, long unobstructed views.
Showing Instructions Contact LBO
Directions to Property Avonport to Oak Island Road to civic number.

Type Commercial Retail
Sub-Type Other
Sale/Lease Building and Land
Title to Land Freehold
Property Size 10 to 49.99 Acres
Site Influences Cleared, Shopping Nearby, Sloping, Public Parking

Heat/Cool None
Fuel Type None
Fire Protect.
Utilities Cable, Telephone, Well
Rental Equip None
Documents Aerial Photos, Blueprint, Floor Plan, LRIS Map, Well Certificate/Drawing, Other Documents

Bldg Features Storage Building
Driveway/Pkg Construction Gravel
Bldg Amenities
Roof Metal
Flooring See Remarks

Inclusions Plans
Exclusions
Instructions to Members

Floors
Rental Income Potential
Building Age 1 **Yr Built** 2016
Year Built Unknown

HST HST over and above the purchase price
Lockbox No **Sign** No
Lockbox Location
Migrated Yes **PDS** Yes

Garage Yes
Details Attached underground
Parking
Details

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

WHO PAYS:
 Heating
 Electric
 Interior Maint
 Property Taxes
 Water
 Exterior Maint
 Business Taxes
 Insurance

Structural Maint
Gross Revenue
Total Expense
Net income
Lease Type

Betterment Charges
Seller 1 Name LAB Industries **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% + HST**

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.