



Price: \$999,700	MLS® #: 410822000603000
Status: Active	
Legal Descr.: SP LOT A, SUBJECT TO EASEMENT, KINCARDINE, (MUN. OF KINCARDINE).	
Address: 716 QUEEN ST	
City: KINCARDINE, N2Z 1Z9	
Prop known as: KINCARDINE	
Side of Road:	Major Area: SBC
Lot Size: 70'8X161'7	District: KIN
No# of Feet on Water:	Sub-Dist: KINC
Approx. Square Feet: 7000+	Zoning: C1
Out.Dim.:	
Possession: 60 DAYS	

Overview All measurements are approximate. Located main Street Kincardine, overlooking Lake Huron. Price includes building, land and business. Long established (32 years) Chinese Restaurant building. 5 large apartments over 1000 sq. ft. each all with Lake view and over 4000 sq. ft. main floor commercial. Current home to the restaurant.

Directions 716 Queen Street.

Type: Restaurant	Heating: Electric, Forced Air	Exterior Features: Dock/Mooring, Beach, Fishing
Sale/lease: For Sale Only, Other For Sale/Lease	Fire Protection: Smoke Detector	Driveway: Paved, Mutual
Title to Land: Freehold	Utilities/Services: Municipal Water, Municipal Sewer	Construction: Concrete, Block
Property Size: Under 0.5 Acres	Rental Equipm.: Propane Tank	Internal Features: Living Accommodations, Public Washroom
Access:	Documents: None	Roof: Metal
Site Influence: Visual Exposure, Shopping Nearby, High Traffic Location, Public Parking		Floor: Concrete
WF Features: Water View		

Inclusions All restaurant equipment and fixtures, 5 fridges, 5 stoves in apartments.
Exclusions Some fridge and chattles in restaurant.

Floors: 3	Sign: No	UFFI: UNKNOWN	Garage: Yes	Gar.Details:
Rental Income: YES	Lockbox: No	SPIS: No	Water Front: No	Water:
Building Age: OL	Envir.: Unknown	GST: Yes	Parking: Yes	Park.Dim.:
			Survey: YES	

Type	Net Rental Area	Rental Rate	Occupant	Lease Expiry
Retail	4000		OWNER	
# Residential Units	4X1000 SQ.FT.			MONTH TO MONTH
# Residential Units	1X1800 SQ.FT.			MONTH TO MONTH

Heating: Tenant	Prop.Taxes: Owner	Bus.Tax: Owner
Electricity: Tenant	Water: Owner	Insurance: Owner
Int.Maint.: Owner	Ext.Maint.: Owner	Struct.Maint.: Owner
Gross Revenue: \$800,000	Total Expenses:	Net Income:
Lease Type: Gross		

Assessment: **\$528250** Taxes: **\$8344 (2008)** Improvements:

Listing Office: **ROYAL LEPAGE KINCARDINE REAL ESTATE Brokerage**

Compliments of: **KEITH BATTLER, Broker: 519-389-7718**
 E-mail: keith@battlingbattler.com
 Company Name: **ROYAL LEPAGE KINCARDINE REAL ESTATE BROKERAGE: 519-396-3396**



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