

3 MAIN Street, Elgin, Ontario K0G 1E0

Listing

Client Full
Active / Commercial Sale

[3 MAIN St Elgin](#)

MLS®#: 40161413
Price: **\$375,000.00**



Leeds and Grenville/Rideau Lakes/Rideau Lakes

Building and Land

Other Units # Of	0	Business Type:	
Bld Area Total:	4,767	Common Interest:	Freehold/None
Year Built/Srce:	1896/Public I	Common Elements:	No
DOM/CDOM	17/17	Free Standing Y/N:	
Lot Size:	0.390		
Tax Amt/Yr:	\$1,113.87/21		

Remarks/Directions

Public Rmks: **Investment opportunity in the Village of Elgin! This is one of those buildings that has some great history as it was built in 1893 by John Dargavel and was once a large general store and was known as the John Dargavel General Store. The building sits on the corner of Main Street and Kingston Street and features over 4700 sq.ft. on the first and second floor. There is also a full, undeveloped loft with more than 1700 sq.ft. of space and a full undeveloped basement with reduced headroom. Being zoned CL (local commercial) means there are a variety of permitted uses available for the new owner. Some of the permitted uses are a retail store, restaurant, workshop, accessory dwelling unit, business office or a single-family dwelling. This building has seen many uses over the years and currently is being used residentially on one side and as a rental unit on the other side. There have been many updates over the years including septic, water treatment, electrical, shingles, on-demand propane boilers and a concrete wheelchair ramp on the Main Street side. There is plenty of parking on the street but also a large gravel lot at the rear of the building. The lot is an irregular shape and has some lawn areas, mature trees and great privacy. The well has good volume and is shared with the building next door. The Village of Elgin is a quaint village with all amenities such as a pharmacy, grocery store, hardware store, bank, school, etc. Located just 30 minutes from Smiths Falls, 45 minutes to Kingston or 1.5 hours from Ottawa.**

Directions: **Located at the corner of Main Street and Kingston Street in the town of Elgin**

Exterior

Exterior Feat:	Deck(s)	Clearance Height:	
Construct. Material:	Brick		
Year/Desc/Source:	1896//Public Records		
Property Access:	Municipal Road, Paved Road	Rd Acc Fee:	Electrical:
Garage and Parking:	Gravel Driveway		
Services:	Cell Service, Electricity, Fibre Optics, Garbage/Sanitary Collection, Recycling Pickup, Telephone		
Lot Shape:	Irregular	Sewer:	Septic
Lot Front (Ft):	110.24	Water Source:	Drilled Well, Shared Well
Area Influences:	Ample Parking, Golf, Schools, Shopping Nearby		
View:	Downtown	Fronting:	South
Restrictions:	Unknown		
Topography:			
Local Impvmt:			
#Res Units:	#Wrhse Units:	#Other Units:	0

Interior

Interior Feat:	Water Treatment	Winterized:	
Security Feat:	Carbon Monoxide Detector(s), Smoke Detector(s)	Ceiling Height:	
Accessibility:	Ramps, Wheelchair Access	# Washrooms:	
Basement:	Full Basement, Unfinished,	# Hnd Wshrms:	
Cooling:	Window Unit		
Heating:	Forced Air-Propane, Hot Water-Propane, Radiator	Volts:	
		Amps:	200
Under Contract:	Propane Tank	Furnished:	
Add Inclusions:	Washer, Dryer, Stove (x2), Fridge (x2)		
Flooring:	Carpet, Hardwood, Linoleum/Vinyl, Softwood		

Commercial/Financial

Expenses Income

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	LT 13 PL 88; PT LT 12 PL 88 AS IN LR203669; T/W LR152583; RIDEAU LAKES	Survey:	None/
Zoning:	CL	Hold Over Days:	
Assess Val/Year:	\$176,000/2016	Occupant Type:	Owner Plus Tenant
PIN:	442830220		
ROLL:	083183604606800	Deposit:	5000
Possession/Date:	Flexible/		

Brokerage Information

List Date: **09/03/2021**
List Brokerage: **ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE**
Source Board: **KAREA**

Prepared By: **TAMMY GURR, Broker**

Date Prepared: **09/20/2021**

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