

52B CONCESSION Street, Westport, Ontario K0G 1X0

Listing

Client Full
Active / Commercial Sale

[52B CONCESSION St Westport](#)

MLS®#: 40331850
Price: **\$439,000.00**



Leeds and Grenville/Westport/Westport

Building and Land

Other Units # Of	0	Business Type:	
Bld Area Total:	945	Common Interest:	Freehold/None
DOM/CDOM	0/0	Common Elements:	No
Lot Size:	0.210	Free Standing Y/N:	
Tax Amt/Yr:	\$4,626.68/21		

Remarks/Directions

Public Rmks: **This commercially zoned building is located on a high traffic road within the beautiful village of Westport. There is almost 1000 ft.² of floor space that could be used as office space, a retail store or workshop. The building is currently set up with an inviting showroom, a separate office, a 3-pc bathroom, a laundry area and utility room. The exterior of the building is well-maintained with vinyl siding, asphalt roof, accessibility ramp and even a charging site for electric vehicles. Back inside you will find the interior completely renovated and set up to be an inviting warm atmosphere. Access to the building is level from the large parking lot and the abundance of windows make it perfect for a store front display area. Its location is on one of the main arteries coming into the town of Westport but far enough away from downtown to make it a destination location. The building is serviced by municipal water, sewer, propane heat and on demand propane fired hot water. The town of Westport has all the main amenities that one would require, access to the historic Rideau canal system and only a short drive into bigger centers such as Kingston to the south and Ottawa to the north. Have a look today and see if this location and building will suit your needs for your future business plans!**

Directions: **Concession Street at Rideau Street**

Exterior

Exterior Feat:	Landscaped	Clearance Height:	
Construct. Material:	Vinyl Siding	Rd Acc Fee:	
Property Access:	Municipal Road	Outdoor Storage:	Yes
Pool Features:		Electrical:	
Garage and Parking:	Outside/Surface/Open, Visitor Parking, Gravel Driveway	Site Plan Apprvl:	
Services:	Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Recycling Pickup, Street Lights, Telephone		
Lot Shape:	Irregular	Sewer:	Sewer (Municipal)
Lot Front (Ft):	79.98	Water Source:	Municipal
Area Influences:	Ample Parking, Beach, Downtown, Golf, Highway Access, Lake Access, Landscaped, Library, Park, Place of Worship, School Bus Route, Schools		
View:	City	Fronting:	West
Topography:			
Local Impvmt:			
#Res Units:	#Wrhse Units:	#Other Units:	0

Interior

Interior Feat:	On Demand Water Heater, Storefront	Winterized:	
Security Feat:	Smoke Detector(s)	Ceiling Height:	
Accessibility:	Level Entrance, Parking, Wheelchair Access	# Washrooms:	
Basement:	None, Unfinished,	# Hnd Wshrms:	
Cooling:	Central Air		
Heating:	In-Floor, Propane, Radiant	Volts:	
Under Contract:	Propane Tank	Amps:	200
Add Inclusions:	Bar fridge, microwave, dishwasher, office filing cabinets	Furnished:	
Exclusions:	Large fridge		
Flooring:	Ceramic, Engineered Hardwood, Laminate, Linoleum/Vinyl, Stone/Tile		

Common Elements

Locker: Balcony:

Commercial/Financial

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT RAILWAY LANDS PL 169 PT 1, 28R13128 SRO; WESTPORT	Survey:	None/
Zoning:	C2 - Highway Commercial	Hold Over Days:	
Assess Val/Year:	\$173,000/2016	Occupant Type:	Owner
PIN:	442590229		
ROLL:	084200004232505	Deposit:	10,000
Possession/Date:	Flexible/		

Brokerage Information

List Date: **10/03/2022**
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**
Source Board: **Kingston and Area Real Estate Association**

Prepared By: **Tammy Gurr, Broker**

Date Prepared: **10/03/2022**

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