

LISTING HIGHLIGHTS

1820 Highway 17 West



FILE NO. 4513
Keewatin, ON
Zoned Highway
Commercial

Selling Features:

- 1.5 Acres
- 370 +/- Feet of frontage
- South facing
- Low profile
- Fully Landscaped
- Built in 1980
- New natural gas furnace
- New electrical panel and wiring (200 amp)

Services: Cell service, septic field, seasonal municipal water, propane, natural gas, security system, 200 amp service

Taxes: \$3,667 in 2017 / Gas \$1,036.05 / Hydro \$2,784.82



Comments: What an opportunity to own a highway commercial property AND a year-round home! Located on a 1.5 acre lot with 370 feet of frontage along Highway 17 West. There is plenty of parking for customers and multi-tiered landscaping which offers an amazing roadside display. The house was built in 1980 and features 3 bedrooms with 1.5 bathrooms totaling 1,370 square feet of living space. The home has seen many recent improvements such as new shingles in 2015, a new natural gas furnace, spray foam insulation in the basement, a new electrical panel (200 amp) and wiring, and new windows throughout the home. There is municipal water during the summer months with a 1,000 gallon cistern in the basement. The house is set back from the highway away from the large parking area. The property was professionally landscaped and could accommodate many different types of future business ideas. There is an additional hookup for a possible food truck on the property. There is a septic field connecting the main house with additional hookup for a shop/office. The Shop Tech Steel building is brand new as of 2022 and is 30' x 80' in size. It has a poured concrete slab with infloor heating and a boiler system, propane space heater, U line drainage system, and polycarbonate overhead doors. The shop has 2' x 8' walls and 2' x 10' ceiling with R55 insulations in the ceiling. The plumbing and office walls of the shop have been installed with a permit from the Northwestern Health Unit to use the existing septic system on site. The home is currently being rented out so please allow 24 hours notice for all showings. Take advantage of this prime location with exposure that cannot be missed. Inquire today!

\$795,000



Improvements:

- New windows
- New shingles in 2015
- New natural gas furnace
- New electrical panel and wiring (200 amp)
- New decking
- Sunroom
- Screen room
- Sump pump with battery back up
- New plumbing
- Water cistern 1,000 gallon (Nov-April)
- 30x80 shoptec steel building (2022)

Additional Specs:



3 BEDROOMS



1.5 BATHS



1,370 SQ. FT.



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