

# 222 ONTARIO Street, Burk's Falls, Ontario P0A 1C0

Client Full  
**Active / Commercial Sale**

**222 ONTARIO St Burk's Falls**

Listing ID: 40588526  
Price: **\$339,000.00**



## Parry Sound/Armour/Armour

### Building and Land

Other Units # Of	<b>0</b>	Common Interest:	<b>Freehold/None</b>
Bld Area Total:	<b>1,020</b>	Common Elements:	<b>No</b>
DOM:	<b>3</b>	Free Standing Y/N:	
Lot Size:	<b>0.280</b>		
Tax Amt/Yr:	<b>\$2,745.42/</b>		

### Remarks/Directions

Public Rmks: **Fantastic commercial income opportunity. Build your own dream! High traffic location with plenty of parking. Zoned commercial so transform the building to your liking or rent it out as office space. Has been operated as a bakery and a 40 seat restaurant in the past. Come take a look and start dreaming about being your own boss!**

Directions: **Ontario Street Just south of the Bridge**

### Exterior

Construct. Material:	<b>Vinyl Siding</b>		
Year/Desc/Source:	<b>//</b>		
Property Access:	<b>Municipal Road, Year Round Road</b>	Rd Acc Fee:	Electrical:
Garage and Parking:	<b>, , Gravel Driveway</b>		
Services:	<b>Electricity, Fibre Optics, Natural Gas, Telephone</b>		
Lot Shape:	<b>Rectangular</b>	Sewer:	<b>Sewer (Municipal)</b>
Lot Front (Ft):	<b>89.41</b>	Water Source:	<b>Municipal</b>
Lot Depth (Ft):	<b>137.50</b>		
Area Influences:	<b>High Traffic Area</b>		
View:		Fronting:	<b>East</b>
Topography:			
Local Impvmt:			
#Res Units:		#Wrhse Units:	
		#Other Units:	<b>0</b>
Basement:	<b>Partial Basement, ,</b>	Seating Capacity:	# Hnd Wshrms:

### Commercial/Financial

### Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>PT LT 5 CON 9 ARMOUR PT 1 42R11375 &amp; PT 7 42R9574 VILLAGE OF BURK'S FALLS, DISTRICT OF PARRY SOUND</b>		
Zoning:	<b>C1</b>	Survey:	<b>Available/ 1990</b>
Assess Val/Year:	<b>\$105,000/2023</b>	Hold Over Days:	
PIN:	<b>521390213</b>	Occupant Type:	<b>Vacant</b>
ROLL:	<b>492200000311620</b>		
Possession/Date:	<b>Immediate/</b>	Deposit:	<b>5%</b>

### Brokerage Information

List Date: **05/13/2024**  
List Brokerage: [Royal LePage Lakes Of Muskoka Realty, Brokerage, Huntsville - Centre Str](#)

Source Board: The Lakelands Association of REALTORS®  
Prepared By: Nancy Carr, Salesperson  
Date Prepared: 05/16/2024

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