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FOR SALE

$439,000 MLS# 987055

1102 Pembroke Street East, Pembroke, ON

SINGLE STORY COMMERCIAL PROPERTY, 1102 PEMBROKE ST. E., Pembroke, Ontario. The property is located in Laurentian Valley Township just in front of Canadian Tire.

Property

- Zoning is highway commercial which allows for a broad range of commercial uses.
- Land area is 24,829.20 square feet (frontage of 187.1 ft. on Pembroke street east.)
- 1250 sq.ft. gr. fl. office area
- 937 sq.ft. finished lower level
- Double Garage
- 2 washrooms
- Ample on-site parking
- Natural Gas heat and Central Air Conditioning
- 200 amp service
- Main level has reception, waiting area, 4 offices, 2pc and 4pc washrooms
- Lower level has an office, boardroom, kitchenette/ lunchroom, unfinished storage and utilities room

Financials

Realty Taxes: $ 7,530 (2015) Water: $ 500.00 (2014)
Hydro & Gas: $ 2,703.89 (2013) and $2517.36 (2014)
Insurance: $ 1,645.92 (2014)

City services available at the lot line on Pembroke Street.

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior to sale or withdrawal without notice.