



Price: <b>\$129,000</b> Status: <b>Active</b>	MLS® #: <b>08165622</b>
Address: <b>126 MAIN ST W # 2</b> City: <b>HUNTSVILLE, P1H 1W5</b> Side of Road:	
Lot Size: <b>N/A</b> Square Footage: <b>900</b> Square Footage Details: Ttl Liv Sq Ft.: Out.Dim.: S.R.A.: <b>N/A</b>	District: <b>HV</b> Sub-Dist: <b>HUNTS</b> Zoning:
Possession:	

**Public Info.** A remarkable turn key business located in the Town of Huntsville. Profitability is evident by the marked growth year after year with a current 14 service contracts in place. All chattels are in good working condition and have been maintained and updated as required. Extremely clean and tidy operation with very loyal clientele not to mention seasonal walk in business. Ample parking allows for easy access to the business which is located on a main through road for the Town of Huntsville. This strong thriving business venture is a wonderful opportunity for a young or semi-retired individual. Chattel list and financial information available through Listing Brokerage.

Type: <b>Business Only, Other</b> Sale/lease: <b>Business Only</b> Title to Land: <b>Leasehold</b> Property Size: <b>See Remarks</b> Access: <b>Year Round Municipal Road</b> WF Features: <b>None</b> Site Influence: <b>Shopping Nearby, High Traffic Location, Public Parking, Playground, Other</b>	Heating: <b>Electric, Natural Gas</b> Fire Protection: <b>Smoke Detector</b> Utilities: <b>Sewer, Cable, Telephone, Garb. Pick-Up, Street Lights</b> Rental Equipm.: <b>Water Heater</b> Documents: <b>Financial Statements, Chattel/Equipment, Contracts</b>	Exterior Features: <b>Lighting, Parking</b> Driveway: <b>Paved</b> Construction: Internal Features: Roof: Floor:
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**Inclusions** Chattel list available.  
**Exclusions**

Floors: <b>1</b> Rental Income: <b>NO</b> Year Built:	Sign: <b>No</b> Lockbox: <b>No</b>	UFFI: <b>UNKNOWN</b> SPIS: <b>Acknowledged</b>	Garage: <b>No</b> Waterfront: Parking: <b>Yes</b>	Gar.Details: Body of Water Type: Park.Dim.:
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Type	Net Rental Area	Rental Rate	Occupant	Lease Expiry
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Heating:	Prop.Taxes:	Bus.Tax:
Electricity:	Water:	Insurance:
Int.Maint.:	Ext.Maint.:	Struct.Maint.:
Common Area Exp.:		
Lease Type: <b>Escalating</b>		

Full Assessed Value: \$	Phased Assessment:
Taxes: <b>\$0 (2010)</b>	Improvement Charges:

Listing Office: **Re/Max North Country Realty Inc., Brokerage, Bracebridge - M221**

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