



\$279,900

Sutton Group Sault Ste. Marie Realty Inc. Elliot Lake

**MLS Client View**

**Price** \$279,900  
**MLS #** SM115762  
**Status** FOR SALE  
**Display Address** 2 BRUNSWICK WALK  
ELLIOT LAKE  
P5A 2A8

**Type** ICI  
**BUSINESS TYPE** Other  
**ICI TYPE** Business Only  
**# Stories**  
**# Elevators**  
**# of Washrooms**  
**Parking # of Spaces**

**Additional Photos**



**General Property Information:**

**Acreage**  
**Property Size** Under 0.5 Acres  
**Zoning** COMMERCIAL  
**Zoning (TBAY)**  
**Age**  
**Age (Building)** 26+ Years  
**Fronting On** East  
**Waterfront Y/N** No  
**Waterfront Name**  
**Lot Frontage** 34.00  
**Lot Depth** 60  
**Lot Size** 34' X 60'  
**Occupancy** Owner

**Assessment \$** 87,000.00  
**Annual Taxes \$** \$4,480.00  
**Tax Year** 2017  
**Annual Water/Sewer Exp**  
**Annual Heating Exp**  
**Annual Insurance Exp**  
**Annual Hydro Exp**  
**Annual Other Exp**  
**Annual Total Exp**  
**Gross Income**  
**Net Operating Income**  
**Chattel Included** All equipment, inventory,

**Commercial SqFt**  
**Retail SqFt**  
**Office SqFt**  
**Indust./Warehse SqFt**  
**Residential SqFt**  
**Total SqFt** 2,000.00  
**Total Building Area**  
**Ceiling Height**  
**Seating Capacity**  
**Business Name** ME AND YOU WINE & BREW

**Public Remarks & Directions**

**Public Remarks** Upgraded building along with an established business. Excellent location, off Highway 108 in front of the Scotiabank. Newer stucco siding and flat roof. Business is well run with a brew on premise, or take home wine and equipment establishment. Great if you want to move out of the city to this wonderful area of lakes and fresh air, and set up shop. Building and all modern equipment, power corer, automatic carboy and bottle washer are included; see inclusions. Owner wants to retire. \*Financials are available to qualified buyers only upon signing a confidentiality agreement. Call to view today!

**Directions** Across from Scotia Bank, Off HWY 108

**Property Features**

**HEATING SOURCE** Natural Gas  
**HEATING TYPE** Forced Air  
**ACCESS** Municipal Road  
**SERVICES AVAILABLE** Bus Service, Hydro, Natural Gas, Street Lights, Telephone  
**WATER/WELL** Municipal Water  
**SEWER/SEPTIC** Sewer

**BASEMENT** None  
**EXTERIOR FINISH** Stucco  
**ROOF TYPE** Flat  
**DRIVEWAY DETAILS** Asphalt  
**PROPERTY FEATURES** Air Conditioning, Chattels Included, Parking, Store Front



Compliments of  
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List Office Name  
Sutton Group Sault Ste. Marie



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