



111 Cree Road

\$740,000.00

3/819

*Excellent turnkey investment property!
Possession available late 2024. Move your business
and live upstairs in your own 2,490 sq ft suite!*



Main Floor:

Great store front! Very clean and well lit. Presently used as a retail sporting good store that markets quality sporting equipment and clothing. Commercial grade flooring. The main floor consists of the original structure (2,500 sq ft) with an additional retail/office space of (2,400 sq ft). Storage area Washroom.

Upper Level:

Fully contained living accommodations! 3 bedroom suite. Huge kitchen with lots of oak cabinets, laminate counter tops, built-in dishwasher and double stainless steel sinks. Open to a spacious dining area. Kitchen and dining area have laminate flooring. Spacious living room with wall to wall carpet. 3 good size bedrooms. 2 full bathrooms. Sunroom and upper deck off the kitchen. PVC windows.

Garage: Oversize attached garage (30' x 40') is fully insulated and partially heated.

Lot: 30' x 12' portable storage tent at rear of property can be removed for additional parking.

Extras: Well established business location with great curb appeal! Other features include; 9" exterior walls, PVC windows throughout, 2 propane energy efficient furnaces (one for each level), air conditioning on both levels. Chattels are negotiable.

The upper level could bring in rental revenue of \$2000.00 - \$2500.00 per month.

Grow your business!

Call Remax Thompson for a private, confidential showing!



Age: 1964

Lot Size: 102' x 150' (15,300 sq ft)

Main Floor: Approx. 4,900 sq ft

Upper Level: Approx. 2,490 sq ft

Taxes: \$13,272.17 - 2023

Heat: Gas Furnaces (2) EPP - \$400.00 monthly

Possession: TBA



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This information, although believed to be accurate,
is not warranted to be so.

