

9145 HIGHWAY 118 Highway, Carnarvon, Ontario K0M 2K0

Client Full
Incomplete / Commercial Sale

9145 HIGHWAY 118 Hw Carnarvon

MLS® #: **40162271**
Price: **\$695,000.00**



Haliburton/Minden Hills/Minden

Business with Building

Other Units # Of **0**
Bld Area Total: **1,000**
DOM/CDOM
Lot Size: **17.410**

Business Name: **CARNARVON FAMILY GOLF CENTRE**
Business Type:
Common Interest: **Freehold/None**
Common Elements: **No**
Free Standing Y/N:

Remarks/Directions

Public Rmks: **CARNARVON FAMILY GOLF CENTRE IS A DESTINATION ACTIVITY LOCATION FOR FAMILIES, CAMPERS, STUDENTS AND ADULTS. THIS IS A VERY FUN, SEASONAL, BUSINESS OPERATING ON ALMOST 20 ACRES OF PRIME DEVELOPMENT COMMERCIAL, HIGHWAY CORNERS. VERY POPULAR, WELL DESIGNED AND MAINTAINED THIS BUSINESS GENERATES SOLID ATTRACTIVE INCOME WITH LITTLE ENERGY AND SUMMER STUDENTS.**

Directions: **NORTH WEST CORNER OF #118 AND #35, ENTER THROUGH CHAIN LINK GATES BETWEEN CONVENIENCE STORE AND STORAGE PROEPRTY.**

Cross St: **HIGHWAY 35**

Exterior

Exterior Feat: **Fenced Partially, Lawn Sprinkler System, Security Gate** Clearance Height:
Construct. Material: **Board & Batten**
Property Access: **Municipal Road, Paved Road** Rd Acc Fee: Electrical:
Garage and Parking: **Front Yard Parking, Lane/Alley Parking, Outside/Surface/Open, Visitor Parking, Unassigned Parking, Other**
Services: **Electricity, Street Lights, Telephone, Other**
Lot Shape: **Irregular** Sewer: **Septic**
Lot Front (Ft): **586.00** Lot Depth (Ft): **0.00** Water Source: **Drilled Well**
Area Influences: **Ample Parking, Corner Site, Golf, High Traffic Area, Highway Access, Major Highway, Shopping Nearby**
View: **Forest, Golf Course, Panoramic** Fronting: **North**
Restrictions: **Unknown**
Topography:
Local Impvmt:
#Res Units: #Wrhse Units: #Other Units: **0**

Interior

Security Feat: **Other** Ceiling Height
Basement: **None, ,** Seating Capacity: # Hnd Wshrms:
Cooling: **Other**
Heating: **Electric** Volts:
Rented Equip: Chattels Y/N: Sign Type: **Other**
Add Inclusions: **ALL ASSETS, EQUIPMENT, BULDING AND CHATTELS NECESSARY TO OPERATE "CARNARVON FAMILY GOLF CENTRE" - SUPPLIES, SIGNS, BATTING CAGES, DRIVING RANGE, PAR 3 GOLF COURSE, MINI PUTT, OFFICE BUILDING, 3 BEDROOM TRAILER, WEBSITE, PHONE AND INTERNET NUMBERS,**
Exclusions: **PERSONAL ITEMS**

Commercial/Financial

Expenses Income
#Employees Full/Part Time: **1/5**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 14 CON 13 MINDEN AS IN H253198 S/T H253198; S/T H239126; MINDEN HILLS**
Zoning: **C2** Survey: /
Assess Val/Year: **\$170,000/2021** Hold Over Days:
PIN: **391870210** Occupant Type: **Owner**
ROLL: **461603300015015**
Possession/Date: **Flexible/** Deposit:
Possession Rmks: **30 DAYS**

Brokerage Information

List Date: **09/07/2021**
List Brokerage: **TROPHY PROPERTY CORP., BROKERAGE, HALIBURTON - M175** 

MLS®#: 40162271



HIGHWAY #35 SIGN



DRIVING RANGE



OFFICE



MINI PUTT COURSE



3 BED TRAILER



TRAILER



BATTING CAGES