

For Sale

20 Rideau Street, Westport, Ontario

**Rogers
& Trainor**
COMMERCIAL REALTY (2009) INC.
BROKERAGE



Sale Price: \$289,900

Taxes: \$4,616 (2011)

Legal Description: PT LT 13 NW/S Rideau St PL 169; Pt LT 16 PL 169 (Formerly BLK E PL 73 and formerly PL 94); PT LT 17 PL 169 (Formerly BLK E PL 73 and Formerly PL 94); PT LT 15 Range 4 PL 169; PT LT 16 Range 2 PL 169 PT 1, 2 28R8164 Westport

Business & Property Overview:

- Boat/small engine repair business
- Land can accommodate 100+ boats for outdoor storage
- Small mezzanine for part storage
- The business is capable of grossing \$100K+
- 14' H x 24' W sliding doors
- Reinforced concrete floor
- Current owner retiring and willing to transition business
- Only boat repair business in Westport

Location

- The village of Westport
- Approx. 50km from Kingston
- On shores of Upper Rideau Lake, part of the Rideau Canal System

Property Size: .83 acres

Building Size: 1800 sq. ft. heated (roof exists to expand building to 2,700 sq. ft.)

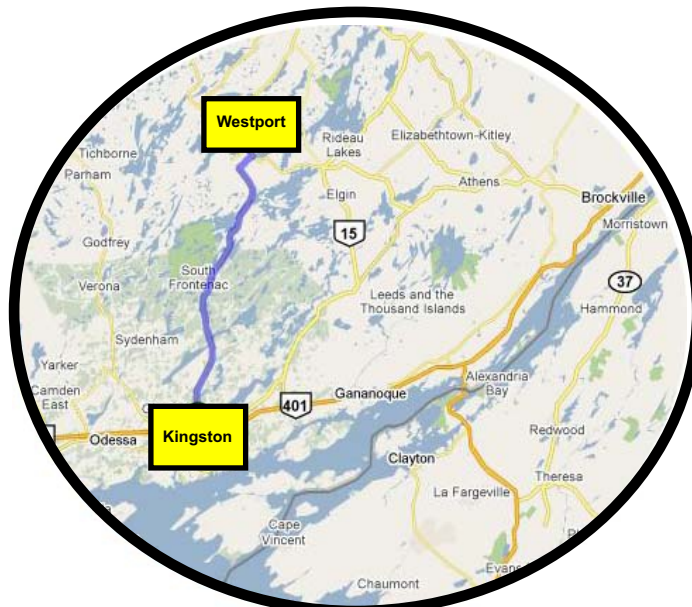
Zoning: C

Municipal Services: Yes

Parking: On site

Heating: Forced air, Oil

Possession: Immediate



BUSINESS & PROPERTY

For more information please contact:

Gary Croke

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All information provided is deemed reliable but is not guaranteed and should be independently verified.

Providing Solutions

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**BUSINESS &
PROPERTY**



Front



Front



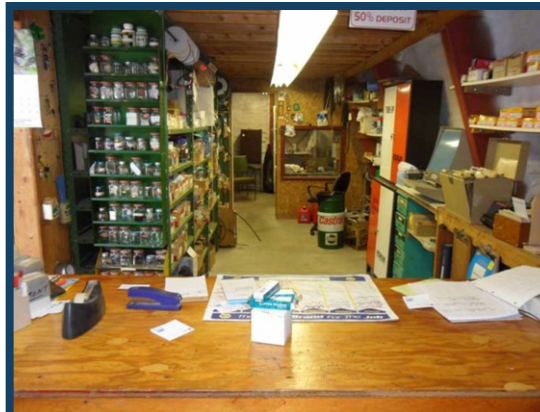
Exterior rear



Exterior rear



Shop



Shop office and small part storage

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