

For Sale

2 Dundas Street West, Napanee, Ontario

Rogers & Trainor

Commercial Realty (2009) Inc.
Brokerage



Sale Price: \$320,000

Zoning: C3

Taxes: \$6,522.98 (2011)

Parking: 2 assigned spaces

Available Area:

Retail	2,024 sq. ft.
Residential	3,300 sq. ft.
Other	<u>2,024</u> sq. ft.
Total Area	7,348 sq. ft.

Heating: Forced air

Legal Description: Pt Lot 11 S/S
Dundas Street Pl 82 As In La205108
Greater Napanee

Location

- South west corner of Centre St. & Dundas
- Downtown Napanee
- High traffic area

Property Features

- Subject consists of land, building & business
- A profitable family restaurant on ground floor
- Two, one bedroom apartments on third floor
- Full basement
- Second floor is currently vacant- presenting a great re-development opportunity for the new owner



INVESTMENT OPPORTUNITY

For more information
please contact:

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Providing Solutions

** The owner is looking to retire.

** The Seller will consider selling the Business together with a Lease Agreement.

** Full financial disclosure for a qualified Buyer after viewing the property and signing a Confidentiality Agreement

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