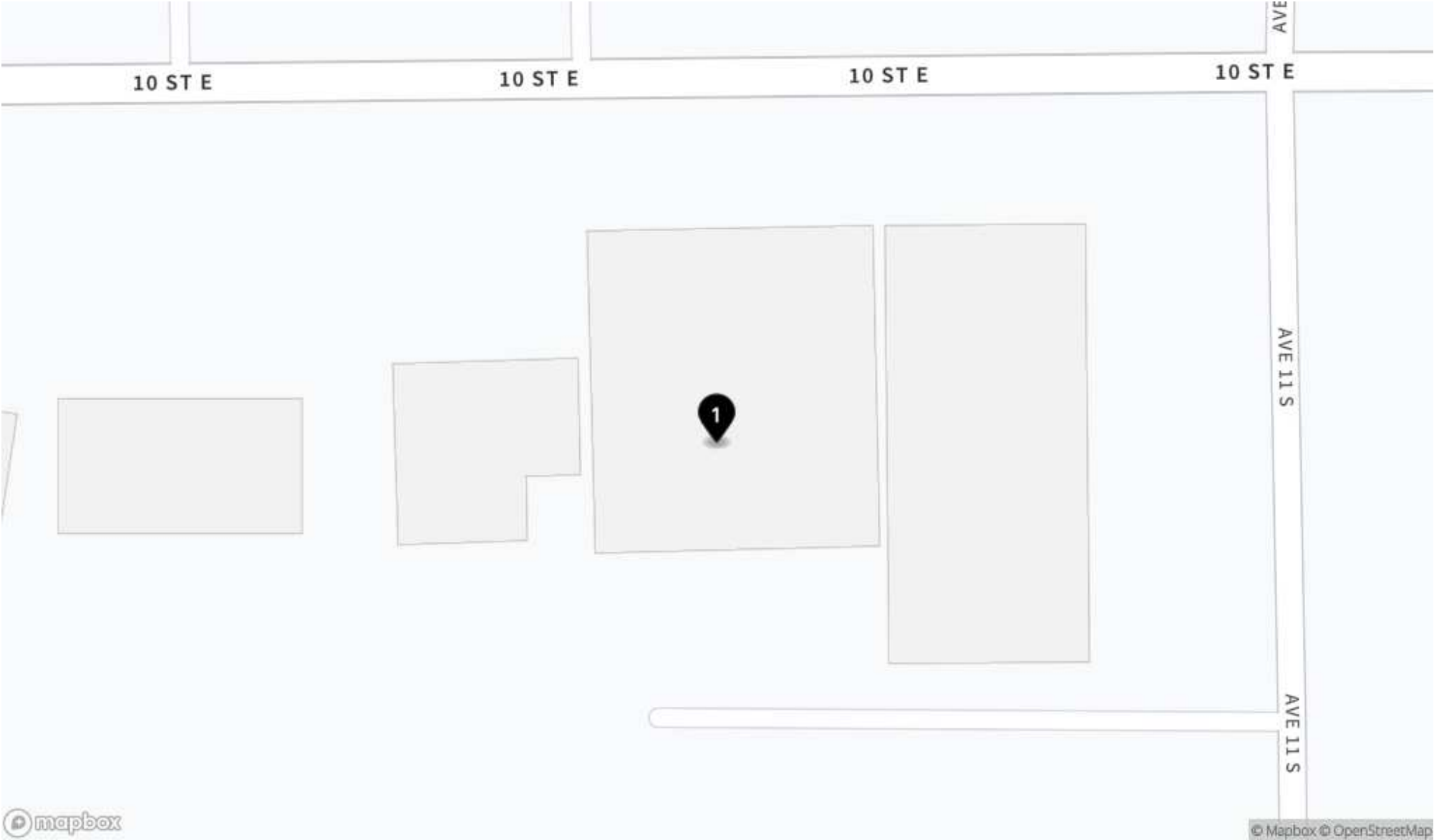


	29 Tenth St E Armstrong Ontario P0J 1E0 Armstrong Earlton Timiskaming SPIS: N Taxes: \$6,400.74/2024/Annual DOM: 2		List: \$250,000 For Sale For: Sale Last Status: NEW
	Commercial/Retail Multi-Use	Freestanding: Y	Lse Term Months: / SPIS: N Franchise: Directions: Highway 11 to 10th Street, Property is on the south side Comm Condo Fee: Possession Remarks: TBD
MLS#: T12454763 PIN#:			
Legal: PLAN M68NB LOT 8 PCL 175NND FORM 2 ON FILE 100 SEP			
Total Area: 3000 Sq Ft Ofc/Apt Area: Indust Area: Retail Area: 3000 Sq Ft Apx Age: Volts: Amps: Zoning: C1 Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Baseboard Phys Hdp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 66 x 132 Feet Building Lot Irreg: Bay Size: %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: A/C: Y Utilities: Y Garage Type: None Park Spaces: #Trl Spc:	Prop Feat: Security Feat: No Soil Test: Out Storage: Rail: Crane: Basement: Y Elevator: UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:	
Bus/Bldg Name: Actual/Estimated:		For Year:	Financial Stmt:
Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	EstValueInv At Cost: Com Area Upcharge: % Rent:
Client Remks: Solid Construction and Excellent Visibility in the Heart of Earlton! With 3,000 square feet of space, the main level of this all brick commercial property features a large lobby / reception area, seven well appointed offices with large windows, a 2 piece bathroom and a lunchroom / flex space. The lower level features a large board room, mechanical room, storage rooms and two additional 2 piece bathrooms. The building offers a complete HVAC system ensuring even heating and cooling, complemented by supplemental electric baseboard heat for added comfort and flexibility in individual workspaces. Bring your business to the forefront with excellent main street visibility in the heart of Earlton. Ideal for those seeking a high traffic location to showcase their products, or services or professional office. A great opportunity to establish your presence in the central hub of a vibrant agricultural community.			
Listing Contracted With: MILLER REALTY GROUP INC.705-647-6444			



	ADDRESS	BEDS	WR	TYPE	PRICE	SQFT	STATUS	DOM	MLS#
1	29 Tenth St E Armstrong	0	0	Commercial/Retail	\$250,000		NEW	2	T12454763

AVERAGES

	MEAN	MEDIAN
PRICE	\$250,000	\$250,000