

5 BOBCAYGEON Road, Minden Hills, Ontario K0M 2K0

Client Full
Active / Commercial Sale

5 BOBCAYGEON Rd Minden Hills

MLS® #: 40462966
Price: **\$3,789,900.00**

Haliburton/Minden Hills/Minden



Building and Land

#Industrial Units/SF:	/35	Common Interest:	Freehold/None
#Retail Units/SF:	/45	Common Elements:	No
#Office Units/SF:	/20	Free Standing Y/N:	
Other Units # Of	0		
Bld Area Total:	10,000		
DOM:	65		
Lot Size:	0.700		
Tax Amt/Yr:	\$9,946.25/21		

Remarks/Directions

Public Rmks: **Presenting 5 Bobcaygeon Road – An amazing opportunity in growing Minden, Ontario. This turnkey property is ideal for investment or end-user. Currently configured as 4 separate units, with exposure on the busiest highway in Haliburton County. The building is approximately 10,000 square feet – comprised of Unit 1 - 2900sf of fully built-out retail space, Unit 2 - 4200sf of owner-occupied light-industrial and retail space, Unit 3 - a 1650sf dental office, and Unit 4 - 1250sf of retail space. Municipal water and sewers.**

Directions: **Highway 35/Main Street**

Commercial Doors

# Of	Type	Height	Width	Bay Length	Bay Clear	# Of	Type	Height	Width	Bay Length	Bay Clear
3	Grade Level										

Exterior

Construct. Material:	Brick	Sewer:	Sewer (Municipal)
Lot Shape:		Water Source:	Municipal
Lot Front (Ft):	188.65	Lot Depth (Ft):	238.59
Area Influences:	Downtown, High Traffic Area, Highway Access, Major Highway		
Topography:			
Local Impvmt:			
#Ind/Area/Unit:	/35/	#Ret/Area/Unit:	/45/
#Res Units:		#Off/Area/Unit:	/20/
		#Other Units:	0

Interior

Basement:	None, ,	Seating Capacity:		# Hnd Wshrms:	
Cooling:	Wall Unit, Other			Volts:	
Heating:	Electric Forced Air				

Commercial/Financial

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 1 CON A ANSON AS IN H251087;S/T&T/W H251087	Survey:	/
Zoning:	C1-10	Hold Over Days:	60
Assess Val/Year:	\$537,000/2016	Occupant Type:	Owner Plus Tenant
PIN:	391980047	Deposit:	
ROLL:	461601000041500		
Possession/Date:	Other/		
Possession Rmks:	Flexible		

Brokerage Information

List Date: **08/02/2023**
List Brokerage: **Royal LePage Meadowtowne Realty Inc., Brokerage**

Source Board: The Oakville, Milton and District Real Estate Board
Prepared By: Colleen Sorensen, Salesperson
Date Prepared: 10/06/2023

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