

**WELCOME TO  
4 Lessard Drive  
\$569,000**

**WORK 669-2112**

**RES 765-8967**

**JIM WELLER**



**COLDWELL BANKER NORTHERN BESTSELLERS**

HEAT	INSULATION	BUILDING	LOT
Type Hw Propane Cost \$11,750.00 <small>Litres Over Last 12 Mo.</small> Includes Hot Water	Ceiling: R 40 Walls: R 20+ Floor: R 40 Skirting: R	Sq.ft 2600 Base. Age 1984 Lot 11 Block 5 Plan 68	Lot Sz 6000 Garage Parking 5 Stalls Taxes \$6833 Year 2017
<b>SPECIAL FEATURES /FURNISHINGS:</b>			

Highly visible Latham Island location overlooking the Old Town Float Base. Highly desirable for a tourism based business. The Old Town Mixed zoning allows for a large variety of commercial uses: in the past the building has been a souvenir store and restaurant. It is currently a radio station and the present floor plan contains 8 offices/sound studios and an open space large enough for 10 workstations plus a lobby, waiting room, server room, staff kitchen and 2 washrooms.

The lot is 6000 sq ft in size (50'X120') with a rear alley and has a storage shed in the back yard.

Building specs: propane boiler and rad system, HRV, 200 amp electrical service, wood block on concrete strip foundation, oak hard wood flooring.

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