

WELCOME TO

116 TALTHEILEI DRIVE

\$1,150,000

ROD STIRLING

WORK 867.669.2115
CELL 867.446.1046



SPECIAL FEATURES /FURNISHINGS: Lot Size 30,445 Lot 10 Block 537 Plan 4145 Taxes \$11,545.43

2800 sf ft Commercial Building (est. age 2004) located on the corner of Taltheilei Drive & Enterprise Drive. 104.53 feet of frontage to Taltheilei Drive and 223.10 feet of frontage along Enterprise Drive. Total site is 30,462 sq. ft. Property is mostly paved. Property is zoned as (KL) Kam Lake allowing for a number of permitted uses. Building is prefinished metal siding on a pre-engineered steel frame. Roof is torch-on roofing on a pre-engineered steel frame. There are three 12 ft and two 14 ft. metal overhead doors. Two bays are drive thru. One of the Bays has a commercial grade engine lift that will stay. One Bay has a 600 sq. ft. mezzanine space, that can be used as an office or a guest/worker suite that is self-contained with recent upgrades. The other is operated as a car wash for most of the year generating good income. Of the 2800 sq. ft. of space approximately 400 sq. ft. is mechanical space. There is an older mobile home (1976) on the property used as a caretaker's residence.



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