14 HOWLAND Drive Unit #2, Huntsville, Ontario P1H 1M3

Listing

Member Full Listing ID: 40565954

Active / Commercial Lease List Price: \$20.00/Month Net Lease



Muskoka/Huntsville/Chaffey **Building Only/ Retail**

Bld Area Total (SF):

3,706

Common Interest: Freehold/None

Common Elements: No

Bld Area Total Src: SF Range:

3001 to 4000

Free Standing Y/N:

Min/Max Lease Trm:

Tax Amt/Yr:

\$0.00/2023

ARN/PIN:

Legal:

PT LT 12-13 CON 3 CHAFFEY PT 5 35R12929 & PT 1 35R13716; S/T

DM360386; S/T EASEMENT IN GROSS OVER PT 1 35R21363 AS IN MT23736; HUNTSVILLE; THE DISTRICT MUNICIPALITY OF

MUSKOKA

Remarks/Directions

Public:

Beautiful newly constructed commercial space in Huntsville in an excellent up and coming area of mixed commercial and retail just outside of the downtown core. 3,706 total square feet is offered with this unit complimented by a bright open-concept space with high ceilings and oversized front windows and 2-piece baths. This unit is ready for you to finish to customize and showcase your business and the opportunity is amazing to enter into this thriving market of Huntsville which has continuously proven to be a sought-after and growing community. Natural gas is offered here and plenty of parking and the current contractor is willing to work with a lessee for leasehold improvements if desired. Occupancy for these spaces is immediate, so don't wait for your chance to inquire into these incredible spaces. T.M.I. and utilities are on top of these net leases.

Directions to Property: Hanes Road to Howland Drive to SOP

Exterior

Services: Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup

Lot Shape:

Lot Front (Ft): 289.70

Lot Depth (Ft):

Sewer (Municipal) Sewer: Water Source: Municipal

Ample Parking, High Traffic Area, Visual Exposure

Area Influences: Topography: Local Impvmt:

#Res Units:

#Wrhse Units:

#Other Units:

Basement: None,, Seating Capacity: # Hnd Wshrms:

Commercial/Financial

Additional Rent Costs Incl:Other

Additional Rent: 0.00

Tenant Pays: Heat, Hydro, Internet, Janitorial, Maintenance/Repairs, Municipal Fees, Natural Gas, Property Taxes,

Signage, Snow Removal, Tenant Insurance, Utilities, Water

Property Information

Common Elem Fee: No

Local Improvements Fee:

PT LT 12-13 CON 3 CHAFFEY PT 5 35R12929 & PT 1 35R13716; S/T DM360386; S/T EASEMENT IN GROSS Legal Desc:

OVER PT 1 35R21363 AS IN MT23736; HUNTSVILLE; THE DISTRICT MUNICIPALITY OF MUSKOKA

Marketing

Zoning: М2 None/ Survey: PIN: Occupant Type: Vacant

Possession/Date: 90+ Days/ Deposit:

Showing Requirements: Showing System

Showings:

Showing Remarks: Through BrokerBay.

Sign on Prop: Yes 90+ Days Possession:

brokerage information

List Date: 07/05/2024 Int Bearing Bkg Trust Account: No 04/04/2024 Expiration Date:

Financing: Contact After Expired: No Buyer Agency Compensation Remarks: 1/2 months rent Special Agreement: No

Representation Type: Designated Representative

Original List Price: \$20.00

Coldwell Banker Thompson Real Estate, Brokerage, Huntsville 🔀 705-789-4957 List Brokerage: Brkge #: Direct #: 705-571-2852

Victoria Darling-Wadel, Salesperson List Salesperson:

Email: vdarling@vianet.ca L/SP Cell: 705-571-2852 Coldwell Banker Thompson Real Estate, Brokerage, Huntsville Phone: 705-789-4957 List Brokerage 2:

Jessica Brown, Salesperson 705-571-0882 List Salesperson 2: Phone: L/SP2 Cell: **705-571-0882**

Email: jessicabrown@vianet.ca

Confidential for REALTORS® Only

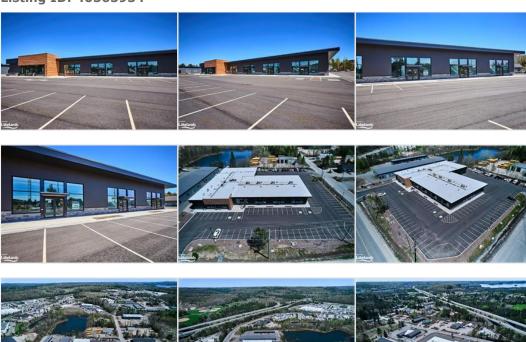
Source Board: The Lakelands Association of REALTORS®

Information deemed reliable but not guaranteed. CoreLogic Matrix

POWERED by itsorealestate.ca. All rights reserved.

Photos

Listing ID: 40565954







Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.