# 14 HOWLAND Drive Unit #2+3, Huntsville, Ontario P1H 1M3

Listing

### Member Full

#### Active / Commercial Lease

Listing ID: 40565959 List Price: \$20.00/Month Net Lease

Common Interest: Freehold/None

Common Elements: No

Free Standing Y/N:



Min/Max Lea Tax Amt/Yr:	e Trm: 12 \$0.00/2023	
ARN/PIN: Legal:	/ 0 PT LT 12-13 CON 3 CHAFFEY PT 5 35R12929 & PT 1 35R13710 DM360386; S/T EASEMENT IN GROSS OVER PT 1 35R21363 MT23736; HUNTSVILLE; THE DISTRICT MUNICIPALITY MUSKOKA	AS IN

#### Remarks/Directions -

Muskoka/Huntsville/Chaffey

6,862

6001 to 7000

**Building Only/ Retail** 

Bld Area Total (SF):

Bld Area Total Src:

SF Range:

Beautiful newly constructed commercial space in Huntsville in an excellent up and coming area of mixed Public: commercial and retail just outside of the downtown core. 6,862 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

			Exteri	or			
Services: Lot Shape:	Electric	ity, Garbage/Sanita		ural Gas, Recyc ewer:	ling Pickup Sewer (Mu	nicipal)	
Lot Front (Ft): Area Influences Topography: Local Impymt:	289.70 : Ample	Lot Depth (Ft): Parking, High Traff		ater Source: <b>posure</b>	Municipal		
#Res Units:		#Wrhs	e Units:		#Other Un	its:	0
Basement:	None, ,		Se	ating Capacity:		# Hnd W	/shrms:
			<ul> <li>Commercial/</li> </ul>	Financial —			
Common Elem F Legal Desc:	-ee: No PT LT 12-1	age, Snow Removal, L3 CON 3 CHAFFEY F . 35R21363 AS IN M	<ul> <li>Property Inf</li> <li>5 35R12929 &amp;</li> </ul>	ormation	ocal Improvem	386; S/1	T EASEMENT IN GROSS
Zoning:	M2				urvey:	None/	
PIN: Possession/Date	0 e: 90+ Days/	,			ccupant Type: eposit:	vacant	
			Marke	ting ———			
Showing Require Showings:	ements: Sho	wing System					
Showing Remar Sign on Prop:	ks: Thro Yes	ough BrokerBay.					
Possession:		Days					

		———— вгокегаде Ini	ormation —			
List Date:	04/04/2024	Expiration Date:	07/05/2024	Int Bearing Bkg Trust Account: No		
Financing:		SPIS:		Contact Afte	er Expired:No	
Buyer Agency Compe	ensation Remarks: 1/2 r	nonths rent		Special Agre	eement: No	
Original List Price:	\$20.00					
List Brokerage:	Coldwell Banker Tho	mpson Real Estate, Brol	<u>kerage, Huntsvi</u>	ille 🙀	Brkge #:	705-789-4957
List Salesperson:	Victoria Darling-Wa	<u>lel, Salesperson 🙀</u>			Direct #:	705-571-2852
Email:	vdarling@vianet.ca	-			L/SP Cell:	705-571-2852
List Brokerage 2:	Coldwell Banker Tho	mpson Real Estate, Brol	<u>kerage, Huntsvi</u>	ille 🙀	Phone:	705-789-4957
List Salesperson 2:	Jessica Brown, Sales	sperson 🙀		-	Phone:	705-571-0882
Email:	<u>jessicabrown@viane</u>	t.ca			L/SP2 Cell:	705-571-0882

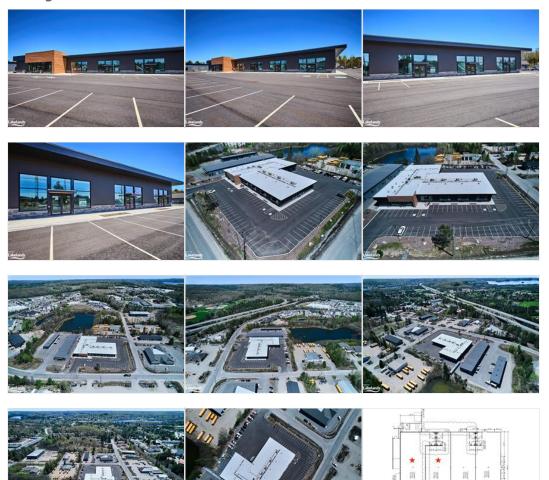
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Source Board: The Lakelands Association of REALTORS®

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Photos

Listing ID: 40565959



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