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

Listing

Member Full	**Listing ID: 40585239**
Active / **Commercial Lease**	List Price: **$22.00**/**Month Net Lease**
	New Listing

Muskoka/Huntsville/Chaffey
Building Only/ Retail

Bld Area Total (SF):	**1,715**	Common Interest:	**Freehold/None**
Bld Area Total Src:		Common Elements:	**No**
SF Range:	**1501 to 2000**	Free Standing Y/N:	
DOM/CDOM	**0**/**235**		
Min/Max Lease Trm:	**12**		
Tax Amt/Yr:	**$0.00/2023**		

ARN/PIN:	/ 0
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. 1,715 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

Property Access:	**Municipal Road**	Rd Acc Fee:		Electrical:	
Services:	**Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup**				
Lot Shape:			Sewer:	**Sewer (Municipal)**	
Lot Front (Ft):	**289.70**	Lot Depth (Ft):		Water Source:	**Municipal**
Area Influences:	**Ample Parking, High Traffic Area, Visual Exposure**				
Restrictions:	**Easement**				
Topography:					
Local Impvmt:					
#Res Units:		#Wrhse Units:		#Other Units:	**0**
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:	
Legal Desc:	**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**		
Zoning:	**M2**	Survey:	**None**/
PIN:	**0**	Occupant Type:	**Vacant**
Possession/Date:	**90+ Days**/	Deposit:	

Marketing

Showing Requirements: **Showing System**
Showings:

Showing Remarks:	**Through BrokerBay.**	
Sign on Prop:	**Yes**	
Possession:	**90+ Days**	

Brokerage Information

List Date:	**05/09/2024**	Expiration Date:	**11/07/2024**	Int Bearing Bkg Trust Account:**No**
Financing:		SPIS:		Contact After Expired:**No**
Buyer Agency Compensation Remarks: **1/2 months rent**				Special Agreement: **No**
Representation Type:	**Designated Representative**			
Original List Price:	**$22.00**			
List Brokerage:	**Coldwell Banker Thompson Real Estate, Brokerage, Huntsville**		Brkge #:	**705-789-4957**
List Salesperson:	**Victoria Darling-Wadel, Salesperson**		Direct #:	**705-571-2852**
Email:	**vdarling@vianet.ca**		L/SP Cell:	**705-571-2852**
List Brokerage 2:	**Coldwell Banker Thompson Real Estate, Brokerage, Huntsville**		Phone:	**705-789-4957**
List Salesperson 2:	**Jessica Brown, Salesperson**		Phone:	**705-571-0882**
Email:	**jessicabrown@vianet.ca**		L/SP2 Cell:	**705-571-0882**

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Photos

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