

47 NELSON Street E, Meaford, Ontario N4L 1G1

Client Full
Active / Commercial Sale

[47 NELSON St E Meaford](#)

MLS® #: 40045857
Price: **\$310,000.00**



Grey/Meaford/Meaford Building and Land

DOM/CDOM: **0/0** Business Type:
Lot Size: **0.10** Common Interest: **Freehold/None**
Tax Amt/Yr: **\$1,903.00/2020** Common Elements: **No**
Parking Spaces: **2**
Free Standing Y/N:

Remarks/Directions

Public Rmks: **Property to be sold AS IS. Desirable location, steps from Meaford Harbour and downtown restaurants and shops. Zoning allows for many possible uses, renovate or build new to allow for home based business or use as commercial only. If you are looking for a unique opportunity in an ideal location, steps from Georgian Bay and short drive to Thornbury, this is the place for you!**

Directions: **N Sykes St, turn onto Nelson St E towards the harbour**

Exterior

Parking Features: **Private Single Driveway**
Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, Natural Gas, Telephone**
Lot Shape: **Sewer: Sewer (Municipal)**
Lot Front (Ft): **44.00** Lot Depth (Ft): **120.00** Water Source: **Municipal**
Area Influences: **Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Library, Park, Place of Worship, Playground Nearby, Public Parking, Schools, Shopping Nearby, Skiing, Trails**
Topography:
Local Impvmt:

Interior

Basement: **Full Basement, Unfinished** Seating Capacity: # Hnd Wshrms:
Cooling: **None**
Heating: **Forced Air, Oil** Volts:
Add Inclusions: **Everything at the property.**
Exclusions: **none**

Commercial/Financial

Expenses

Income

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 1140 PL 309 MEAFORD AS IN R522302; MEAFORD**
Zoning: **commercial**
Assess Val/Year: **\$146,000/2020**
PIN: **371080216**
ROLL: **421049100100300**
Possession/Date: **Other/**

Local Improvements Fee:

Survey: /
Hold Over Days:
Occupant Type: **Vacant**

Deposit:

Brokerage Information

List Date: **11/19/2020**
List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage**
Source Board: **Southern Georgian Bay**

Prepared By: STEVE SIMON, Salesperson

Date Prepared: 11/19/2020

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Information deemed reliable but not guaranteed. CoreLogic Matrix

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Click the LifeStyle Match button to prioritize which property features matter most to you.

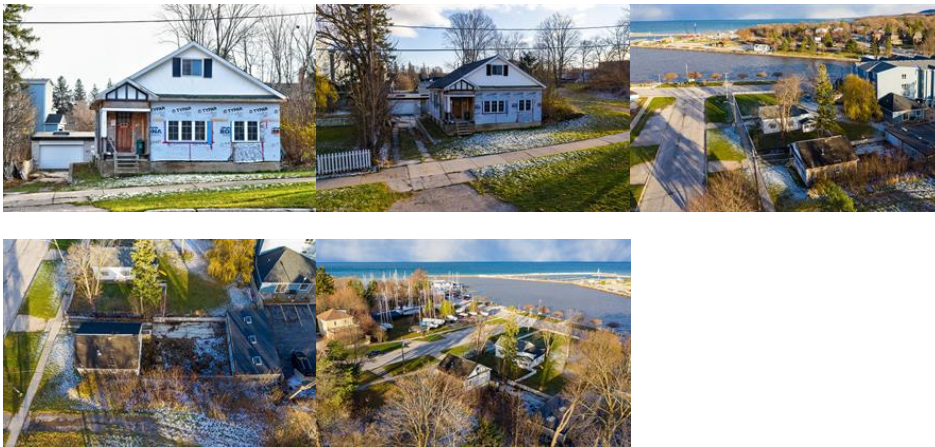
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Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Information Statement:

Date:

Level:

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