

# PROPERTY JUST LISTED

170 Regional Road 13  
Courtland



Ask  
Marius

REAL ESTATE

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# GENERAL INFORMATION

- Property built in 1973
- Opened doors in April 1974
- Additions in 1978, 1999,  
2004
- 37 Acres
- 492 Feet of Road Frontage
- July 2020 traffic study  
averaged 5,920 vehicles  
driving past the property  
per day
- Includes 2 buildings, Front  
building, 90' X 140', Rear  
60' x 100'
- Approximately 18600  
square feet

# GENERAL AMENITIES

## HYDRO

- 3 phase hydro passes through the front of the property

## DRIVEWAY

- Paved U-shaped driveway

## GENERATOR HOOKUP

- Outdoor single phase which runs both buildings

## NATURAL GAS

- Heats main store

## INTERNET

- Fibre Optic internet service
- Average 31 users daily
- 960-page document downloads in 1.2 seconds mid-business day
- Temperature controlled IT room

## AIR CONDITIONING

- Entire showroom, offices and parts department

# SECURITY AND THEFT PROTECTION

- fenced with a low wooden fence with posts on 6ft centers, with 2 strands of ½ " aircraft cables
- Single large (North) and double gates (South) at both road entrances
- William-Dowds security
- Rear, front, external loops by sign and front of building, security wires through all compounds, 4 high-resolution video cameras

## PARKING

### Customer parking

- 7 standard, 1 handicapped

### Employee parking

- Sufficient for 32 vehicles

East and South parking areas are recycled asphalt

## WELL & SEPTIC SYSTEM

- Both in good working order
- Annual maintenance performed by WRC in Norwich
- Grease trap in the septic system for interior and exterior drains
- GFI performs annual maintenance



# MAIN BUILDING

## Storage library

- 10' x 6'6"

## Office

- 10' x 10'

Portable office permanently attached to the north side of the building

- 21' x 12'

• Electric heat and air conditioning

## Washroom

- Single stall ladies
- Single staff customer washroom (Showroom facing)





# MAIN BUILDING - SHOWROOM

- Approximately 47' x 26'
- 3 Windows





# MAIN BUILDING - CUSTOMER SERVICE COUNTER

13' service counter

Transparent service office

- 16'10" x 9'9"





# MAIN BUILDING - PARTS COUNTER

4 station parts counter

Parts department

- 40' x 36'

North facing man-door

North facing 8' x 8' roll-up door





# MAIN BUILDING - OFFICES

4 offices adjoining the main showroom

- (11' x 10'), (8' X 10'), (9'4" X 9'9"), (11'3" X 9'9")

• Reception office

- (8'6" x 10')





# MAIN TRACTOR SHOP

- 100' x 50'
- Heated with radiant tube natural gas
- 2 south-facing windows
- 2 exhaust fans
- Man door
- 24' x 14' overhead door
- Outfitted with compressed air
- Multiple outlets for 110 and 220 volt

# WASH BAY

- 40' x 40'
- 24' x 14' overhead door
- Mandoor
- Exhaust fan
- Radiant tube heating
- Wall mounted pressure washer
- Sliding door to consumer products shop
- Outdoor cement pad with drain
- 90' x 30'



# CONSUMER PRODUCTS SHOP

38' x 40'

12' x 10' overhead door

• Man door

Employee lunchroom attached

- (28' x 11'8')

Attached office

- (6' x 11' 8")

Overhead Storage

(32' x 12')





# FUEL AREA

Fuel area with above-ground tanks provided by Dowler-Karn

# LOADING DOCKS

Permanent outdoor cement loading docks for high and low trailers



# MORTGAGE

Asking Price                      \$    2,100,000.00

	20%	25%	30%	35%
Down Payment	\$    420,000.00	\$    525,000.00	\$    630,000.00	\$    735,000.00
Mortgage Insurance	\$                    -	\$                    -	\$                    -	\$                    -
<b>Total Mortgage Required</b>	<b>\$    1,680,000.00</b>	<b>\$    1,575,000.00</b>	<b>\$    1,470,000.00</b>	<b>\$    1,365,000.00</b>
Amortization Period	25 Years	25 Years	25 Years	25 Years
Mortgage Rate	1.84%	1.84%	1.84%	1.84%
Mortgage Type	5-Year Fixed	5-Year Fixed	5-Year Fixed	5-Year Fixed
<b>Total Mortgage Payment</b>				
<b>Per Month</b>	<b>\$            6,985.00</b>	<b>\$            6,548.00</b>	<b>\$            6,112.00</b>	<b>\$            5,675.00</b>

Land Transfer Tax                \$        77,950.00

Provincial                         \$        77,950.00

Municipal                         \$                    -

Rebate                              \$                    -



# PROPERTY LINES, WELL, SEPTIC LOCATION



Area: 1,611,185.1 ft<sup>2</sup> (37 acres)

Perimeter: 6,730.4 ft.

## 6.7 Rural Commercial Zone (CR)

### 6.7.1 Permitted Uses

In a CR Zone, no land, *building* or *structure* shall be used except in accordance with the following uses:

- a) *animal hospital*
- b) *automobile body shop*
- c) *automobile gas station*
- d) *automobile service and repair station*
- e) *bed & breakfast*
- f) *commercial greenhouse, tree and plant nursery and may include open storage accessory thereto*
- g) *contractor shop [6-Z-2018]*
- h) *contractor supply and service shop [6-Z-2018]*
- i) *convenience store*
- j) *country store*
- k) *dry cleaning distribution station*
- l) *dwelling, single detached or dwelling unit in a non-residential building – maximum one (1)*
- m) *farm implement sales and service establishment*
- n) *farm machinery and equipment repair shop [6-Z-2018]*
- o) *farm supply outlet*
- p) *fruit and vegetable outlet*
- q) *garden supply centre, tree and plant nursery*
- r) *home occupation*
- s) *machine shop related to farm machinery and equipment [6-Z-2018]*
- t) *outdoor storage accessory to permitted uses*
- u) *place of assembly*
- v) *restaurant*
- w) *restaurant, take-out.*

### 6.7.2 Zone Provisions

In a CR Zone, no *building* or *structure* shall be *erected* or *altered* except in accordance with the following provisions:

- a) *minimum lot area:* 1,860 square metres
- b) *minimum lot frontage:* 30 metres
- c) *minimum front yard:* 13 metres
- d) *minimum exterior side yard:* 13 metres
- e) *minimum interior side yard:* 3 metres
- f) *minimum rear yard:* 9 metres
- g) *minimum usable floor area:*
  - i) *for a dwelling unit in a non-residential building* 40 square metres
  - ii) *for a single detached dwelling* 92 square metres
- h) *maximum building height:* 11 metres
- i) *maximum usable floor area:* 300 square metres of a fruit and vegetable outlet

### 6.7.3 Zone Provision for Convenience Store and Country Store

The *usable floor area* of a *convenience store* or a *country store* shall not exceed 280 square metres.