



LISTING HIGHLIGHTS

OFFICE: 807.468.3541 TOLL FREE: 800.528.8848 FAX: 807.468.4676
138 MAIN STREET S. | KENORA ONTARIO | P9N 1S9 | CABINCOUNTRY.COM



4002 Highway 17 East Kenora Unorganized Near Longbow Lake

Lot

- 4 parcels with a total combined area of approximately 52 acres
- Estimate 560 feet of highway frontage
- Small pond at rear of property
- Mostly level with lots of useable area for additional buildings or outdoor storage

Improvements

DST Office Building:

- 1,750 sq ft (footprint)
- 2 storey with total of 3,500 sq ft
- Slab on grade, metal clad and low maintenance exterior
- Triple Net Lease until 2022

JJ Midway Repair Shop

- Estimated 4,000 sq ft metal clad industrial shop
- Slab on grade
- On month-to-month lease

Outdoor Storage Building

- 40' x 100'
- Not heated or insulated

Services: Hydro, Drilled Well, Septic tank and field

Access: Highway 17 East

Taxes: \$1,536.33 in 2019

Comments: Good income. No zoning restrictions to impede additional construction or uses of property. Excellent highway visibility and access.

File 4441

\$850,000



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