

Austin & Austin

Realty

Brokerage

Austin & Austin Realty • #3-35 Whyte Avenue, Box 790, Dryden, Ontario, P8N 2Z4 • Fax (807) 223-5933 Phone (807) 223-6215



\$349,000

**110 Clark Street,
Atikokan**

**320' x 132' +
132' x 132'**

Endless opportunity for the developer and business minded!! Located in a residential area, just steps away from the heart of Atikokan's business community. The brick building is greater than 14,000 square feet on two levels. The design is suitable for a variety and multiple uses. The second property, with frontage on MacKenzie Ave., is a vacant building site. Your choice to develop or leave as green space. Plenty of parking & full municipal services. Listing Broker: Patricia DeGagne C-514

"Proudly Serving Dryden & Area Since 1947"

132' x 132', included, & can be sold separately.



Building & Front entrance East facing.

Room for play/parking/recreation/development!!



South side entrance



West side/back wall. Windows on both levels!



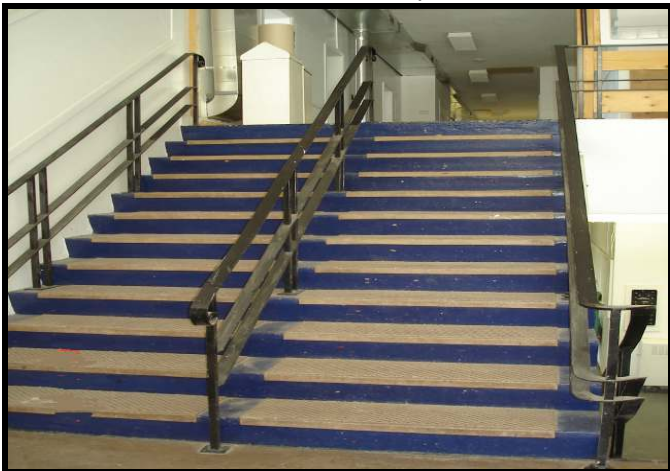
Double door entrance with security lock.



Transition areas are spacious!



Wide Staircases with handrails.



Wide and bright common areas throughout!



One example of a room transformed.



Perhaps Studio/Senior's/Transitional housing??



A blank slate. Transform to your desires!



Very large windows in each of the rooms!



Hardwood floors, high ceilings, large windows!



List Price: \$349,000 **Address:** 110 Clark Street, Atikokan, ON.

File Number: C-514 **Zoning:** Pin 560050798, 400-406 MacKenzie Ave.

Legal: Pin 560050449, Pcl. B-1 Sec. SM104; Pcl. B PL SM 104, Pcl. 10792.

Lot Size: 320' x 132' + 132' x 132' **Taxes:** 2025 total \$4038.36

House Size: Main floor, approx. 7200sq.ft. **MPAC Assessment:** \$94,800

Estimated Age: 1922 & 1950 **Style:** Originally a Primary School

Exterior Finish: Brick & other **Roof Cover/Age:** Pitch & tar/unknown

Driveway: Paved apron **Window Style:** Dbl. Low "E" & others

Foundation: Poured concrete/block **Basement Size:** 7200sq.ft. +/-

Basement Finish: Numerous "rooms" with common areas & 3 exits

Heat/Cost: Geo Thermal & Natural Gas Boiler **Plumbing:** Mixed

H.W.T. Gas/ Rental \$31.14 monthly **Garage:** No additional buildings

Panel: 200 amp panel **Consumption:** 2024 Year \$1677.26 (unoccupied)

Detached Units: Nil

Septic System: City sewer, flat rate, \$275.00 x 4 payments annual

Water System: City services, as above.

Rooms **Bedrooms**

Kitchen: _____ **1:** _____

Dining Room: _____ **2:** _____

Living Room: _____ **3:** _____

Other: _____ **4:** _____

Baths: **see below inclusions** **5:** _____

Inclusions: The original boy's/girl's washrooms, plus 2 – 3pc washrooms.

*All Information contained herein is from sources deemed reliable,
but no responsibility is assumed regarding complete accuracy thereof.*

110 Clark Street, Atikokan, Ontario
C-514

Located in the heart of Atikokan's business community, this property and building offer an abundance of opportunity for the developer and business minded!!

110 Clark Street:

The site measures 320' of frontage on Clark Street, with a depth of 132', being over 42,000 square feet of land mass.

The building footprint consumes approximately 7200 square feet.

The balance of this site supports the geo thermo system, green space and parking area.

Included in this package, the vacant lots known as 400-406 MacKenzie Avenue.

This site measures 132' x 132', for an additional 17,424 square feet.

There is a laneway between the two properties, with separate legal descriptions for each.

Information on the building, are provided by way of a third party and subject to error.

It is the responsibility, of the Buyer, to investigate and satisfy the information for their own protection.

Records show the building to have been constructed in 1922, with an addition to the North side in 1950. A brick exterior is complimented with vinyl and metal accents.

Each level is approx. 7200 sq.ft.

The interior makeup includes some concrete block interior walls and an average ceiling height of ten feet on each level.

Windows on the East side, upper floor, have been updated with double glaze, low "E", PVC frames.

The West side windows, upper & lower levels, are an older style window which provide plenty of natural light into the rooms.

The front entrance boasts two sets of double doors. Each upgraded and energy rated, with a security loc system on the inside set.

The side entrance, reconstructed in 2010, is also a double door entry with energy rating.

A third exit/entry, from the backside of the lower level, allows access to the mechanical room and a loading station.

Staircases at each entrance are a generous 14.5' wide with a split staircase, up and down.

Mechanically:

There's a geo thermal heating/cooling system, was installed in 2008 +/- . Inclusive of two units to service the main floor, front and backsides of the building. Plus a third unit in the basement. This unit services the in-floor heating of the lower level. There are zone controlled thermostats in each room serviced.

The natural gas, hot water boiler, is currently the primary heat source.

Natural Gas/Enbridge charges, Oct. 13, 2021 – Dec. 2022, \$11,600 while occupied. 2024 Charges, unoccupied and kept at a comfortable 60 degrees, \$5761.27

The front section of the building has had 10" of blown-in insulation in 2011.

Four solar panels, installed in 2009, are mounted on the roof and designed to provide additional hot water to the geo thermo system. They require hook up in the mechanical room.

This building and property could be a very exciting project for an entrepreneur with the vision and resources. Someone to bring it into the 21st century for the benefit of the owner and the community!

If this is your next opportunity, your next challenge, your future, make your inquiry now!

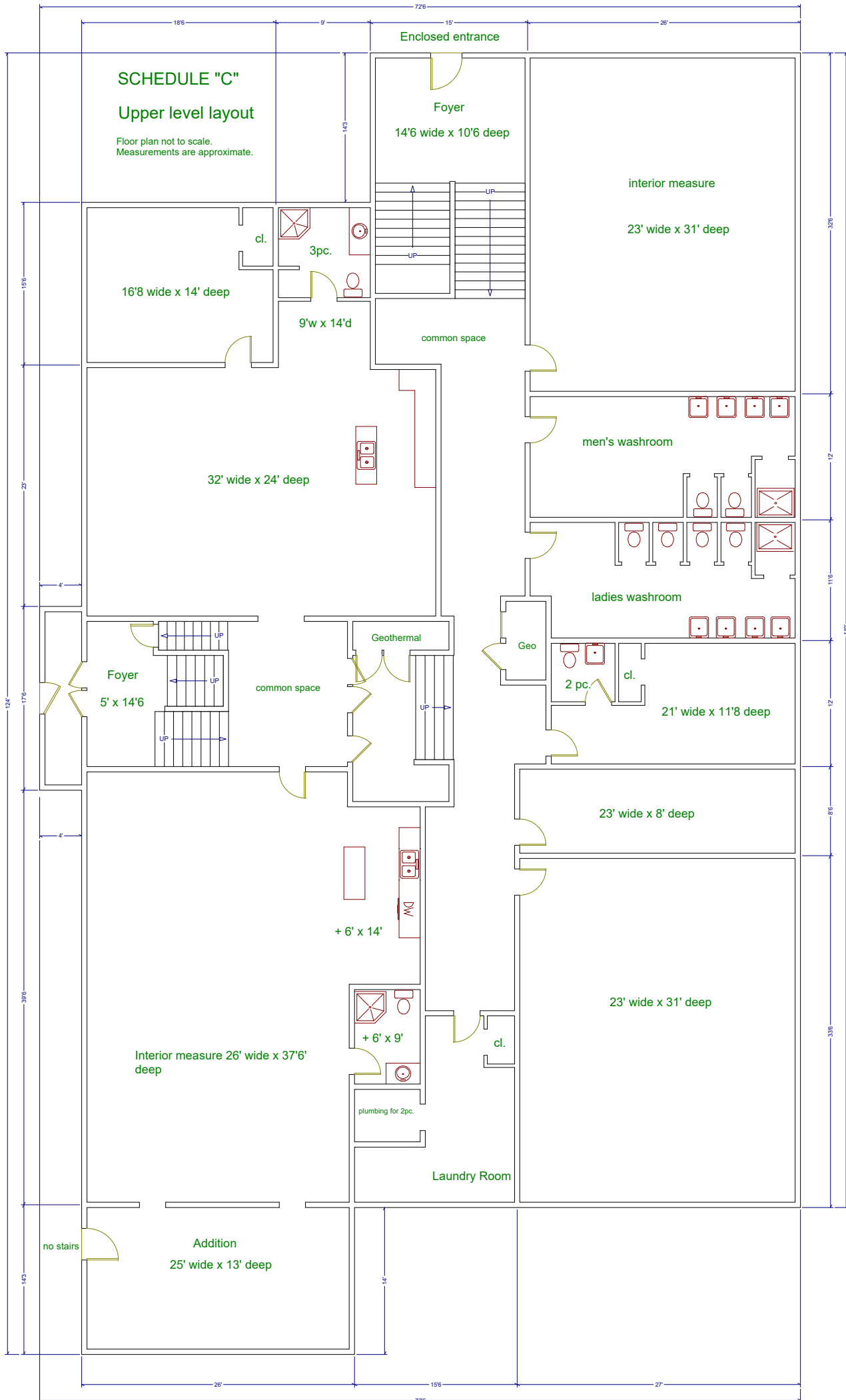
Known as "The Canoe Capital of Canada", the Atikokan area offers an abundance of natural recreation and a slower pace lifestyle. Industry includes mining & minerals, forestry and tourism.

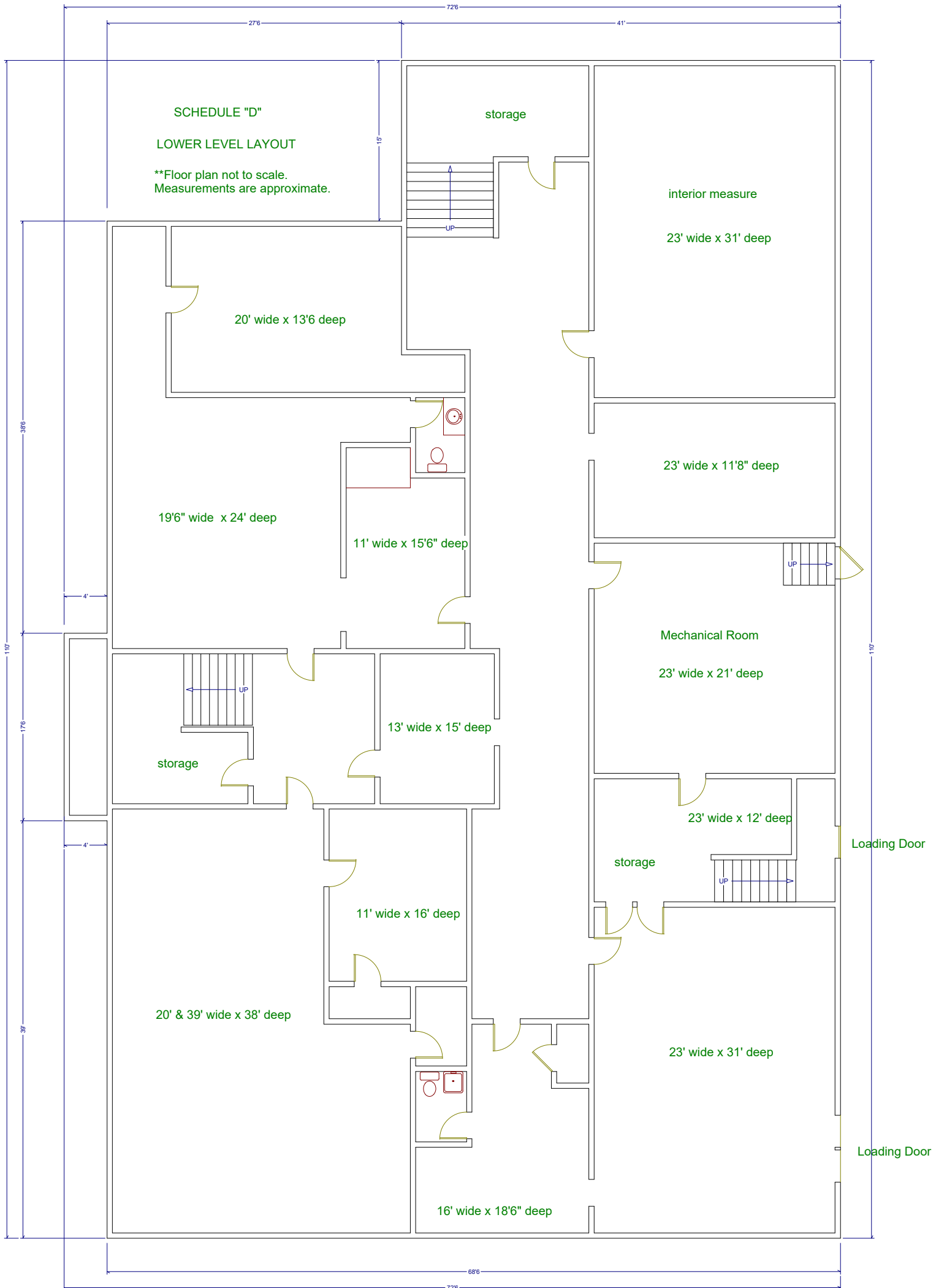
For information on the community, please feel free to visit these websites:

www.atikokanonline.com

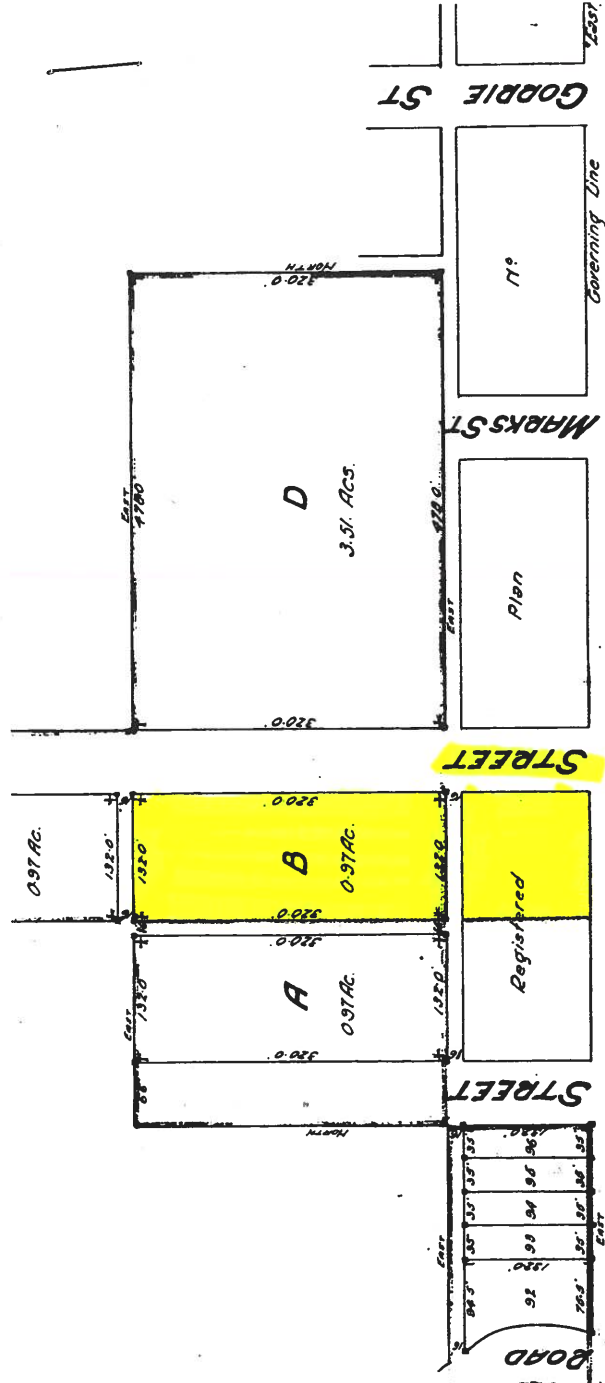
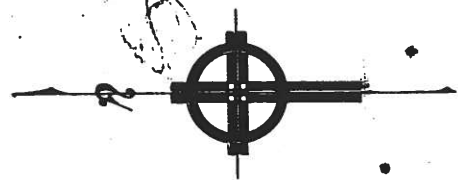
www.atikokaninfo.com

www.ontariotowns.net/atikokan/

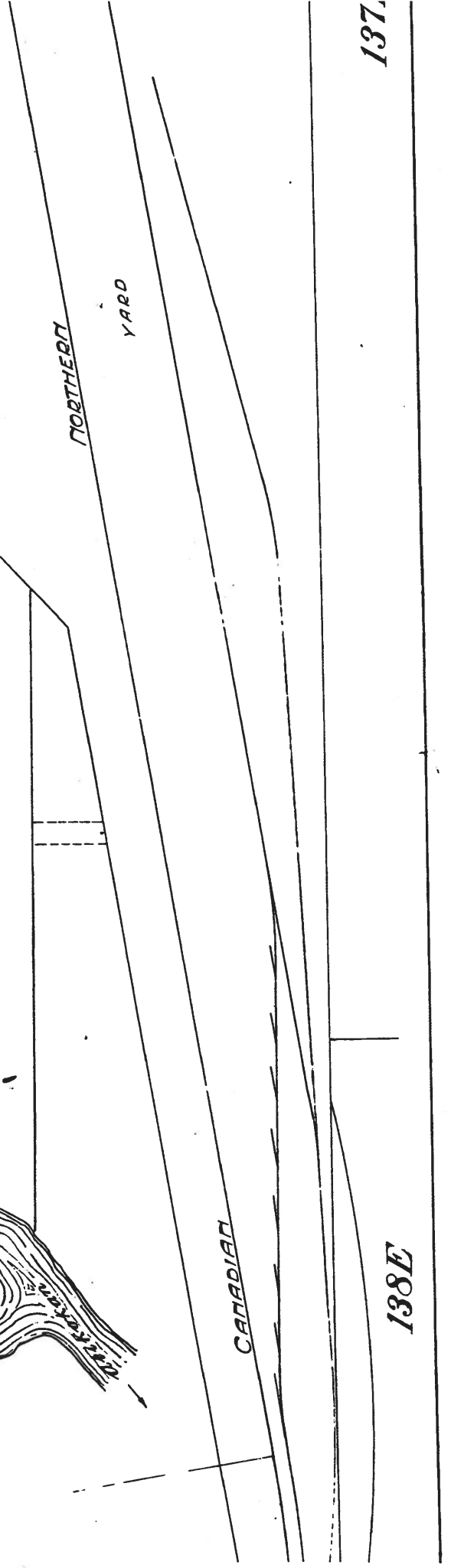
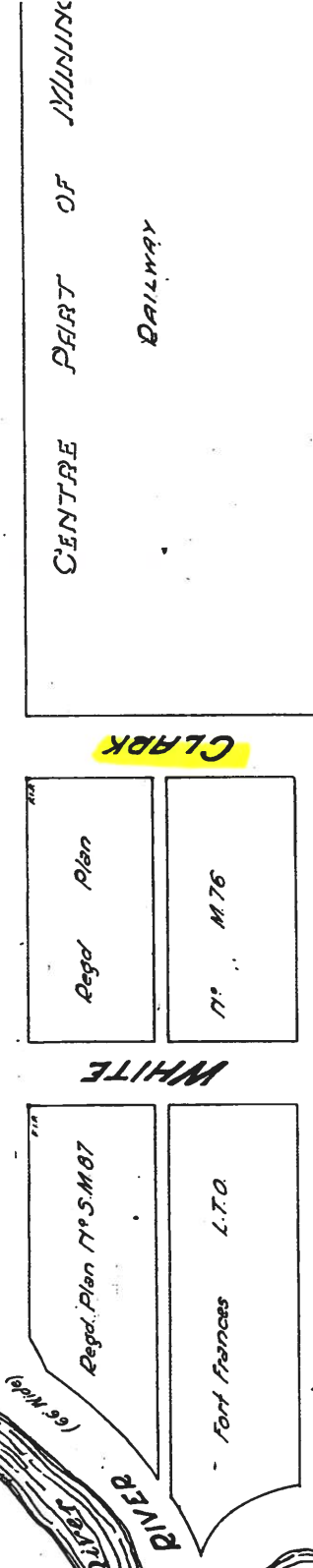


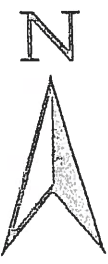
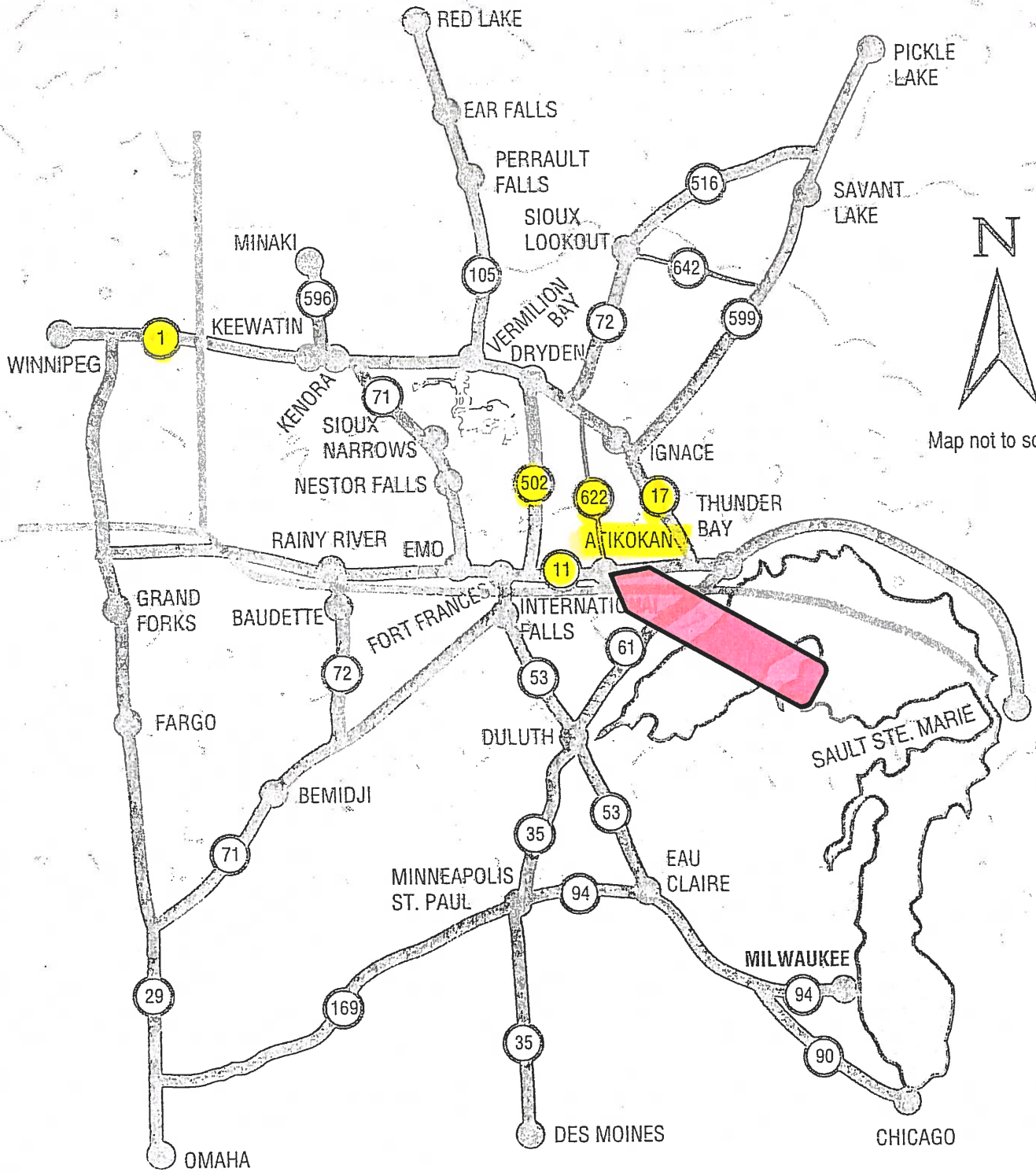


NOTE: The registration of this plan affects the surface area enclosed by pink shaded lines only. The road boundary shown above the Governing Line North boundary of Mackenzie Ave. Plans M76, S.M. 87, 1220.



MACKENZIE





Map not to scale