

Cross Property Client Full

128 HIGHLAND STREET
Haliburton, ON K0M 1S0
 Haliburton County/Dysart Et Al/Dysart

Commercial/Business Only/For Sale
Active

Price: \$327,400



MLS®#:	120537	Sqft Available:	2,000
List Date:	18-Apr-2018	# Floors:	1.00
Building Type:	Business, Hospitality	Title/Ownership:	Other (see remarks)
Lot Front:	0.00	Recreational:	
Road Access Fee:		Lot Depth:	
Access:	Provincial Highway/County Road Access, Year Round	Lot Size/Acres:	Not Applicable/
Driveway Spaces/Type:	/In-Out, Outside/Surface/Open, Visitor Parking/	WF Exposure:	
Waterfront:	No		

Public Remarks: Behind every restaurant, cafe & coffee shop is a dream. Are you an experienced chef dreaming of your own business in Ontario's Cottage Country? Here is your chance! Baked & Battered Café is a well-established & profitable cottager destination with great books, sustainable income, & future growth potential. Located in the downtown Haliburton core directly across from the town docks, guests arrive via boat, plane, bike & car! With its superb visibility, plentiful parking, close proximity to local banks, shopping & live events in Rotary Park, this property features the best traffic location in Haliburton Village! Guests can enjoy the view of Head Lake from within the cafe or outdoor patio, or can cosy up to the stone fireplace on wintry days. Established in 2013, Baked & Battered Cafe has become one of Haliburton's premier eateries offering simply-inspired, handcrafted fare, specialty coffees, grab-and-go meals, & home-style baking (including their renowned blueberry scones!)"

Directions: County Road 21/Highland Street across from town docks.

Interior Features

Interior Features:	Storefront, Window Display	Basement:	
Rental Equipment:	Propane Tank	Washrooms:	2/
Heat Primary/Sec:	Fireplace-Gas, Forced Air-Propane, Propane/Fireplace-Gas, Forced Air-Propane	UFFI:	
Protection:	Alarm, Exhaust Hood Extinguisher, Monitored Alarm System Fire Protection	Elevator Type:	None
HVAC:	Air Conditioner		
Floorings:	Laminate		
Accessibility:	Yes		

Exterior Features

Sq Ft Total (Bldg):	2,000	Sq Ft Min Div:		Sq Ft Max Cont:	
Bays - LxW	- x	Sq Ft Available:	2,000/	Utilities:	% Building:
Grade Level - HxW	- x	Retail Area:	/	Hydro:	Exposure:
Parking Total:	18	Parking Shared:		Parking Dedicated:	Lot Shape:
Parking On Site:	18	Parking Off Site:		Trailer Spots:	Lot Irregularities:
Site Influences	Ample Parking, Downtown, High Traffic Area, Playground Nearby, Public Parking, Shopping Nearby, Visual Exposure				
Services:	Cell Service, Electricity, Fibre Optics, Internet High-Speed, Street Lights, Telephone				
Exterior Features:	Dock/Mooring, Landscaped, Lighting, Paved Yard				
Water/Supply Type:	Well/Drilled Well	Sewage:	Municipal Sewers		

Inclusions/Exclusions

Inclusions: Chattels list will be provided upon submission of a signed confidentiality agreement.

Tax Information

Roll#:	0	Local Improve Fee/Comments /	
Pin#:	0	Zoning:	See Twp.
Assessment \$/Year:		Survey/Year/Type:	None//
Legal Description:	None	Taxes/Year:	\$0/0
		Type Taxes:	

Financial Information

Business Name:	Baked & Battered Cafe	Building Name:	
Confidential:	No	Financial Stmt:	Yes
Current L.L.B.O.:	No	Vacancy Allow:	
		Chattels:	Yes
		Franchise:	No
		# of Seats:	

CENTURY 21 GRANITE REALTY GROUP LTD., BROKERAGE, HALIBURTON -E126

Client Full Report

Date Printed: 04/18/2018

Prepared By: BRANDON NIMIGON, Salesperson

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