



**THE WATERFRONT COMPANY™ PRESENTS**

**Investment Opportunity**

**1013 Clement Road  
\$399,000.00**

**Annette@LakeDistrictRealty.com  
MLS® 40267285 & 40267935**



HEATING	EXTERIOR	SEPTIC	WATER	TAXES	USAGE
Radiant/Oil	Siding/Brick	Installed	Well	≈ \$3,054.86/2022	4 Season
AGE	BASEMENT	WATER FRONTAGE	LOT SIZE	SQUARE FOOT	SURVEY
Unknown	None	N/A	≈ 3.914 acres	≈ 3050sqft	Yes

Sharbot Lake: Excellent business or investment opportunity in Sharbot Lake! Considering a new business venture and seeking the perfect property? This Commercially zoned property has a 400amp electrical service, radiant heat using oil fired hot water system, commercial sized septic installed 2015 and an excellent well with Culligan treatment system which is tested every 3 months. Huge parking lot and easy in and out access. The property is currently being used as a karate dojo and has 3 apartment units on site with great tenants. So many options for this Commercial property; tenants and karate club can remain or have your own business dream come to life and live onsite in the 2 bedroom apartment. 3kms to the village of Sharbot where you will find all the amenities including bank, grocery store, pharmacy, and medical center.

ROOMS & SIZES	
Kitchen/Dining	11.5 X 17.5
Living	21.3 X 11.4
Bedroom	13.8 X 10.8
Bedroom	12.7 X 10.8
Bathroom	7.0 X 9.0
BonusRoom	14.1 X 10.5
Gym	28.5 X 25.4
Office	12.5 X 10
ExerciseRoom	11.4 X 28.2
Bathroom	6.4 X 4.4
SittingRoom	6.7 X 25.7
Bathroom	4.9 X 6.5
UtilityRoom	0.5 X 6.0
Storage	10.8 X 16.9
Kitchen/Dining	14.8 X 14.3
Living	11.5 X 6.0

<b>DIRECTIONS</b>	From Kingston, Road 38 North towards Sharbot Lake, right on Clement.
<b>INCLUSIONS</b>	Contact Brokerage for Full List.
<b>EXCLUSIONS</b>	Contact Brokerage for Full List.
<b>LEGAL DESCRIPTION</b>	PT LT 8 CON 1 OSO PT 1 13R7482
<b>LISTING BROKERAGE</b>	Lake District Realty Corporation, Brokerage - THE WATERFRONT COMPANY™
<b>SALESPERSON</b>	Annette Gray-Jackson <b>SB COMM 2%</b>

Lake District Realty Corporation gathers data from Vendors Disclosure Forms and other public sources for your information. Purchasers should satisfy themselves on any details they consider important. We encourage you to commission experts to examine a property for you prior to your submitting an Offer of Purchase and Sale.



# Survey

G. W. Bracken  
 GEO. W. BRACKEN, P.E.,  
 ONTARIO LAND SURVEYOR

*G. W. Bracken*  
 LAND REGISTRAR FOR THE  
 REGISTRY DIVISION OF  
 FRONTENAC (N° 15)

PLAN OF SURVEY OF PART OF  
 LOT 8, CONCESSION I  
 TOWNSHIP OF OSO  
 COUNTY OF FRONTENAC  
 SCALE 1" = 60'  
 1987  
 GEO. W. BRACKEN LIMITED

BEARINGS AND DISTANCES DERIVED FROM THE ELY LIMIT OF KING'S  
 HIGHWAY AS SHOWN AS 42°07'00" W OF BEB PLAN N° 100

