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**\$199,000.00****MLS# 061707****FOR SALE****941 SIMPSON STREET****Near: NEAR INTERCITY****Legal: PLAN 57 BLK 9 LOT 1 TO 5****TWP: THUNDER BAY****Postal: P7C3K5****Zone: NC2****Frontage: 99.89****Depth: 115.22****Acreage: 0.34****PropFrntsOn: W****Retail SqFt: 3400.00****Warehse SqFt: 2000.00****Total SqFt: 5400.00****Elec. Exp: 240.00****Taxes: 9167.30/2005****Assess:****Possess: TBA****# Units:****# PrkgSpc: 15****# Storeys: 1****Overhead Doors: N****Loading Dock: N****Railway Spur: N****Heat Cost: 0.00****Heat:****ICI Desc:****Bus. Name: N/A****Bus. Only: N Included: N Age: 26-50****RentalEq: HOT WATER TANK****HIGH EXPOSURE, HIGH TRAFFIC! HIGH****EXPOSURE, HIGH TRAFFIC!: VARIETY OF****ALLOWABLE USES WITHIN THE NC2 ZONING. CAN****BECOMBINATION OF ICI AND RESIDENTIAL USE.****CLOSE TO THE INTERCITY BUSINESS AND****RETAIL CORE. GREAT POTENTIAL, AND GREAT****VALUE!****Presented By:****COSMO VENEZIALE, MVA.****Email: cosmov@tbaytel.net****Ph: 807-473-7148****Dist: 1****Type: IC**

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