

12334 Highway 41, Addington Highlands

NEW FOR SALE **\$249,800** For Sale

Addington Highlands, 62 - Addington Highlands, Lennox & Addington, Ontario K0H 1G0

TAXES \$2,509.24 (2025) Annual

X13500654

RE/MAX RISE EXECUTIVES, BROKERAGE

Commercial/Retail TYPE	2836 Sq Ft TOTAL AREA	Retail Store Related USE	Retail CATEGORY	7 DOM
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CLIENT REMARKS

This +/- 2836 sq.ft. former beer store fronting Highway 41 corridor in the Village of Northbrook presents an opportunity to take advantage of the highway exposure for your business. Wide range of available uses within the Highway Commercial C1 Zoning, including building supply, medical or dental clinic, motor vehicle sales and service, retail, supermarket and convenience, day nursery and more! Property features over 96' of frontage by 200' in depth. No Reps or Warranties. Property features dock level loading door, block building construction.

LISTING INFORMATION

PIN#	450420225	POSSESSION	As is, where is.
TAXES	\$2,509.24 (2025) Annual	REMARKS	
TAX YEAR	2025	POSSESSION DATE	07/01/2026
LEGAL DESCRIPTION	PT LT 27 CON 7 KALADAR PT 1 29R313; ADDINGTON HIGHLANDS	SELLER PROPERTY	No
STATUS	Available	INFO STATEMENT	

PROPERTY INFORMATION

APPROX AGE	51-99	WASHROOMS	0
LOT SIZE	89 x 208.01 Feet	GARAGE TYPE	None
LOT SHAPE	Irregular	BASEMENT	N
LOT SIZE SOURCE	GeoWarehouse	ELEVATOR	None
LOT CODE	Building	HEATING TYPE	Gas Forced Air Open
DIR/CROSS ST	41 Highway between Tall Pine Road and Firehall Road	WATER	Well
DIRECTIONS	North end of Northbrook on west side beside Lions Club	WATER SUPPLY TYPE	Dug Well
A/C	Y	SEWERS	Septic
ZONING	C1	UTILITIES	Y
HST APPLICABLE TO	In Addition To	VOLTS	240
SALE PRICE		AMPS	200
LOT IRREGULARITIES	irreg	AREA INFLUENCES	
FREESTANDING	Yes	PROPERTY TYPE	Commercial/Retail
OUTSIDE STORAGE	No		
CRANE	No		
RETAIL AREA	2836 Sq Ft		
TRUCK LEVEL DOOR	8		
HEIGHT FT			
TRUCK LEVEL DOOR	1		
NO			
TRUCK LEVEL DOOR	8		
WIDTH FT			
RAIL	No		
CLEAR HEIGHT	10 3		
AREA	Lennox & Addington		
MUNICIPALITY	Addington Highlands		
COMMUNITY	62 - Addington Highlands		

SECURITY FEATURES

 No

INCLUSIONS

As is

EXCLUSIONS

Propane tanks - rentals

LISTING CONTRACTED WITH

RE/MAX RISE EXECUTIVES, BROKERAGE
613-546-4208

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AVERAGES

	MEAN	MEDIAN
PRICE	\$249,800	\$249,800

LSC	ADDRESS & MUNICIPALITY	COMMUNITY	PRICE	CODE	TYPE	USE	TOTAL AREA	AREA CODE	CONTRACT DATE	LIST BROKERAGE	BROKERAGE PH#	CB COM	MLS#
1 NEW	12334 Highway 41 Addington Highlands	62 - Addington Highlands	\$249,800.00	For Sale	Commercial/Retail	Retail Store Related	2,836	Sq Ft	6/25/2026	RE/MAX RISE EXECUTIVES, BROKERAGE	613-546-4208	2.5%	X13500654

AVERAGES

	MEAN	MEDIAN
PRICE	\$249,800	\$249,800