

77 BEDFORD ST S
WESTPORT

PIN 442590163

GeoWarehouse Property Report



Property Details

GeoWarehouse Address:
77 BEDFORD ST S
WESTPORT

PIN:	442590163
Land Registry Office:	LEEDS (28)
Land Registry Status:	Active
Registration Type:	Certified (Land Titles)
Ownership Type:	Freehold



Ownership

Owner Name:
BREWERS RETAIL INC.

Party To:
BREWERS' WAREHOUSING REALTY LIMITED

Legal Description

PT BLK Q PL 169 AS IN WP2098; WESTPORT

Lot Size

Area: 29923.64 sq.ft (0.687 ac)
 Perimeter: 698.82 ft.
 Measurements: 150.03ft. x 199.6ft. x 150.25ft. x 199.11ft.

Lot Measurement Accuracy : LOW
 These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Assessment Information

* The Current Assessed Value indicated reflects the current state and condition of the property today, and may not be the same value returned to the local municipality for the current tax year. Please contact propertyline@mpac.ca if you have any questions about the difference between the assessed value and the value based on the current state and condition.
 ** The Phased-in Assessment reflects the property in the current state and condition and may not be the same value the local municipality used for taxation in the year indicated. Please contact propertyline@mpac.ca if you have any questions about the difference between the assessed value, phased-in value, and the value based on the current state and condition.

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Taxation Year	Previous Assessment	Phased-In Assessment**
2025	N/A	\$298,000
2024		\$298,000
2023		\$298,000
2022		\$298,000

Frontage: 200.0 ft.
 Depth: 150.0 ft.
 Based On: January 1, 2016

Description: Freestanding Beer Store or LCBO - not associated with power or shopping centre
 Property Code: 408
 Current Assessment* : \$298,000

Enhanced Site & Structure

Structures:

Assessment Roll Legal Description: PLAN 169 BLK Q LOT 23

Property Address: 77 BEDFORD ST WESTPORT ON K0G1X0

Zoning:	C1
Property Type:	COMMERCIAL
Site Area:	30060F
Site Variance:	N/A
Driveway Type:	Unspecified/Not Applicable
Garage Type:	N/A
Garage Spaces:	N/A
Water Service Type:	Private Well
Sanitation Type:	Septic Bed
Pool:	Indoor : N/A, Outdoor : N/A
RRF ApealDate:	2019-04-01
About Details:	TRAFFIC PATTERN - LIGHT
Onsite Details:	FREE ON SITE,PREDOMINANT EXPOSURE - EAST,ZONED FOR COMMERCIAL USE
Proximity Details:	REGIONAL CENTRE DISTANCE <10KM
Waterfront Details:	N/A
Last Property Assessment	2018-10-31
Property Owner Name:	BREWERS RETAIL INC
Property Owner Mail:	5900 EXPLORER DR MISSISSAUGA ON L4W 5L2

Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Dec 12, 1957	\$1	Transfer	BREWERS' WAREHOUSING REALTY LIMITED;	

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Parcel Mapping shown on the site was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. It is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.

