

	<b>660 Fischer Hallman Rd</b> <b>Kitchener Ontario N2E 1L7</b> Kitchener Waterloo <b>Taxes: \$4,204.00 / 2014</b> Pt Lt 47 German Company Tract Kitchener; **		<b>List: \$699,900 For: Sale 1</b>
	Detached 2-Storey <b>Lot: 144.24 x 0.34 Feet</b> <b>Irreg: ** Pt 1&amp;2 58R 13049</b> S/T 1282442. Irreg	<b>Fronting On: E</b> <b>Acre: &lt; .49</b>	<b>Rms: 8</b> <b>Bedrooms: 1</b> <b>Washrooms: 1</b> 1x4xGround <b>Dir/Cross St: Ottawa Street South</b>

<b>MLS#: X3230955 Possession: Immediate</b>		<b>PIN#:</b>	
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Part Fin / W/O <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> <b>Apx Age:</b> 0-5 <b>Apx Sqft:</b> 2500-3000 <b>Assessment:</b> 358250 / 2015 <b>Addl Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> <b>Phys Hdp-Eqp:</b>	<b>Exterior:</b> Stone / Stucco/Plaster <b>Drive:</b> Private <b>Garage:</b> None / 0.0 <b>Park Spaces:</b> 5 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b>	<b>Zoning:</b> R3 / Comm <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> None <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Oth Struct:</b>	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Ground	15.55	x 9.91	Eat-In Kitchen
2	Family	Ground	22.80	x 12.69	
3	Dining	Ground	11.71	x 11.28	
4	Master	Ground	13.09	x 11.71	
5	Bathroom	Ground			4 Pc Bath
6	Other	Lower	10.99	x 9.18	
7	Other	Lower	21.68	x 13.19	
8	Utility	Lower	22.01	x 9.12	
9	Other	Lower	12.00	x 10.89	Unfinished
10	Other	Lower	21.68	x 13.22	Unfinished

**Client Remks:** Live Where You Work! Prime "Big Box" Location Offers Incredible Exposure For Your Business. R-3 Zoning Allows Many Small Business Uses. Upper Level Features High End Finishes And Is Sure To Please. Half Of The Lower Level Is Set Up As A Hair Salon Which Could Be Easily Converted To Suit Other Uses. The Unfinished Half Of The Lower Level Features Bathroom And Laundry Rough-Ins , Perfect For Business Development.

**Extras:**

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