

Schedule A – Property Description

Listing Description	The commercial property is located along Ilderton’s Main Street and is zoned C1. The single-storey building is occupied on an interim basis and was formerly a bank building. The building is just under 2,000 square feet and maintains the characteristics of the bank with a large vault. There are washrooms, new flooring and painting and ample parking space being a corner property.
Street Address	13211 Ilderton Road, Ilderton, ON, N0M 2A0
Legal Description and Roll Number	Plan 363, Pt Lots 2,3 and 393903408021200
Location Description	Ilderton Road and King Street (south-west corner)
Property Summary Type	Office-Commercial
Land Size	0.27 acres
Annual Property Taxes (2024)	\$4,712.01 (if CT rate applied)
Current Value Assessment (2024)	\$219,000
Building Overview	<p>Cooling – recently installed HVAC unit that is ducted throughout entire building</p> <p>Heating – recently installed natural gas fire HVAC that is ducted throughout entire building and supplementary baseboard heating on exterior walls</p> <p>Roof – recent roof inspection outlines roof to be in excellent condition. Copy of roof inspection report available upon request.</p> <p>LED lighting upgrade completed in July 2024</p>
Utilities	Water is municipal water and wastewater is municipal sewer
Measurements	<p>Building size is approximately 2,000 square feet</p> <p>Frontage is 132 feet</p> <p>Depth is 90 feet</p>
Zoning	C1



Roll Number	393903408021300
Owner	MUNICIPALITY OF MIDDLESEX CENTRE
Mailing Address	10227 ILDERTON RD RR 2
City/Prov/Country	ILDERTON ON
Postal Code	N0M 2A0
Legal Description	PLAN 363 PT LOT 2,3
Frontage	132
Depth	90
Assessment Value	\$ 219000
Area	0.27 A