

# 7189 Highway 26

Stayner



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Helping you is what we do.™

## 7189 Highway 26

Incredibly unique property located in downtown Stayner with terrific highway exposure. Take the time to consider the possibilities. Both residential and commercial zoning apply to this property giving the next owner an abundance of possibilities. Live in the residential and rent out the commercial or use the commercial space for your own business. With the CT1 zoning, consider a restaurant, professional office, daycare and so much more. Commercial kitchen is already in place. Or just simply enjoy the residence and all the charm it has to offer. 4 bedrooms, large family room set up for home theater, renovated main bath, master with ensuite, detached garage (22 x 20) and more! Please call today for more information on permitted uses and to book your personal tour.



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Address: 7189 26 HIWY  
 City: CLEARVIEW, L0M 1S0  
 MLS® #: 1538229  
 Lot Dimension/Acreage: 64.14' X IRREG  
 SQ.FT. above: 3,412  
 Possession: TBD  
 Type: Single Family  
 Style: 2 Storey  
 Title to Land: Freehold  
 Land Features: Landscaped  
 Exterior: Vinyl  
 Heating/Mechanical: Forced Air, Natural Gas, Radiant  
 Garage Type: Detached, Double  
 Water: Municipal  
 Sewer: Municipal  
 Utilities/Services: Cable, Electricity, Garbage Pickup, Internet-high speed, Natural gas, Telephone  
 Rental Equipm.: Water Heater  
 Driveway: Interlocking, Private  
 Basement: Crawl  
 Interior Features: Ensuite, Jet Bath, Main Floor Laundry  
 Flooring: Ceramic Tile, Wood

Access: Year Round Municipal Road  
 Bedrooms: 4  
 Bathrooms: 3 \ 1  
 Rental Income: POTENTIAL  
 Taxes: \$3,085 (2014)

INCLUSIONS: Dishwasher, Microwave, Refrigerator, Washer, Other / dryer (as is)  
 Exclusions: projector and projection screen in family rm, TV and wall mount bracket in living room  
 Directions: From Airport Rd, go east on Hwy 26 to #7189

Floor	Room	Size	Floor	Room	Size
2ND FLOOR	MASTER BEDROOM	12'4 X 14'7	MAIN FLOOR	LIVING ROOM	14'1 X 15'6
2ND FLOOR	FAMILY ROOM	19'8 X 15'	MAIN FLOOR	KITCHEN	19'6X15'(COMMERCIAL)
2ND FLOOR	BEDROOM	11'6 X 12'4	MAIN FLOOR	LAUNDRY	9 X 7'3
2ND FLOOR	BEDROOM	9'2 X 11'	MAIN FLOOR	OTHER	10 X 13'8(SIT AREA
2ND FLOOR	BEDROOM	10'6 X 12'8	MAIN FLOOR	STORAGE	10'10 X 8'8
MAIN FLOOR	KITCHEN	15'5 X 12'	MAIN FLOOR	STORAGE	11 X 12'5
MAIN FLOOR	COLD ROOM	108 X 10'8			



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