

**"MORTGAGEE POWER OF SALE"**

**LIVE ON-SITE & INTERNET WEBCAST  
REAL ESTATE AUCTION SALE**

**(FORMER) RESTAURANT, BAKERY, & ICE CREAM PARLOUR  
WITH APARTMENT & APPROX. 3 ACRES OF LAND**

**AUCTION DATE: FRIDAY OCTOBER 30TH., AT 12 NOON**

**AT 7872 HIGHWAY NO. 7 EAST, R.R. #3, HAVELOCK, ONTARIO, CANADA  
(APPROX. 80 KMS. EAST OF PETERBOROUGH)**

**UNDER INSTRUCTIONS RECEIVED FROM "THE MORTGAGEE, UNDER POWER OF SALE", WE HAVE BEEN RETAINED TO OFFER THE FOLLOWING  
REAL ESTATE FOR SALE BY PUBLIC AUCTION, "SUBJECT TO A MINIMUM STARTING BID", AND TERMS AND CONDITIONS OF SALE:**



**LOCATION:** The property is located in the Eastern part of Peterborough County, in the Central Ontario recreational area of the "Kawartha Lakes District" • the property has a prominent location on the North side of Highway No. 7, half-way between the villages of Marmora & Havelock • East of Belmont 2nd. Line, & West of Blairton Road • the site is approx. 10 kms. East of Havelock • this area is a popular summer tourist, and cottage destination, with well-known lakes nearby, including Belmont, Round, & Crowe Lakes • the property is situated in the Eastern part of Havelock-Belmont-Methuen Township, approx. 80 kms., (50 miles), East of the City of Peterborough, the County Seat • Highway No. 7, is part of the Trans-Canada Highway, and is well-traveled between Ottawa and Peterborough, and points West •

**LAND:** The property consists of 2 adjacent property lots, containing approx. +/- 3.068 acres of total land area, with approx. +/- 605 ft. frontage on the north side of Highway No. 7 • Zoning is "Local Commercial C.1", permitting many commercial uses • 2008 taxes were approx. \$6,300.00 • Legal Description is: **FIRSTLY:** Part of the East Half of Lot 6, Concession 2, lying North of Highway Number 7, more particularly described in Schedule "A". **SECONDLY:** Part of the East Half of Lot 6, Concession 2, more particularly described in Schedule "B". Both (formerly Township of Belmont) Township of Havelock-Belmont-Methuen, County of Peterborough • Municipal address is 7872 Highway 7, R.R. #3, Havelock, Ontario, K0K 1Z0 •

**PROPERTY LOT NUMBER 1- "RESTAURANT SITE":** Lot Number 1 is irregular in shape, and contains the building formerly operated as a restaurant, bakery, and ice cream parlour, with apartment living quarters • the land area is approx. +/- 0.628 acres • the frontage is approx. +/- 180.31 ft. and the depth is approx. +/- 140 ft. (irregular) • there are 2 entrance & exit points from Highway No. 7 with a circular driveway and a customer parking lot • services available to the property are hydro-electricity, telephone, private well, & septic system • Assessment Roll Number is 15-31-000-002-09000 •

**PROPERTY LOT NUMBER 2 - "PICNIC SITE":** Lot Number 2 is rectangular in shape, and is vacant land adjacent to the west of Lot Number 1 • the land area is approx. +/- 2.44 acres • the frontage is approx. +/- 425 ft. and the depth is approx. +/- 250 ft. • Lot No. 2 was formerly used as a picnic area for the business on Lot No. 1, and consists of open space, & treed areas • Assessment Roll Number is 15-31-000-002-09100 •

**BUILDING ON LOT NO 1:** A free-standing, one storey commercial building, having a total floor area of approx. 5,108 sq. ft. • formerly was operated as a family restaurant, bakery & ice cream parlour, with apartment living quarters • construction is wood frame & concrete block, on a combination of poured concrete slab & concrete block perimeter walls • exterior walls are frame siding, plywood, concrete block, & stone • roofing is asphalt shingles & part steel roofing • hydro electric service is 200 amp. • plumbing is ABS & copper • the northwest section of the bldg. contains an approx. +/- 1,000 sq. ft. apartment living quarters, including 2/3 bedrooms & (2) full bathrooms • the former restaurant, kitchen, & store is located in the central section of the bldg. & contains approx. +/- 2,548 sq. ft., including (2) 2-piece washrooms for customers, and a restaurant area formerly seating 80 persons • the former ice cream parlour is located in the east section of the bldg., and contains approx. +/- 1,224 sq. ft. • the bakery is located to the north of the ice cream parlour & has an area of +/- 336 s.f. • heating is a combination of a propane forced-air furnace, and electric baseboard & radiant heaters • the restaurant area is air conditioned •

**TERMS AND CONDITIONS OF SALE:** The Real Estate is being offered For Sale by Public Auction Subject to a Minimum Starting Bid • A \$5,000.00 certified cheque, or bank draft, payable to TCL Asset Group Inc., in Trust, is to be deposited with TCL Asset Group Inc., at registration, day of auction, in order to bid on the Real Estate • This deposit will be applied against the purchase price of the successful bidder • A further \$10,000.00 deposit by certified cheque or bank draft, payable to TCL Asset Group Inc., In Trust, is payable within seven (7) days of acceptance • The balance of the Purchase Price is payable on closing within thirty (30) days, of acceptance, subject to the usual adjustments, and in accordance with the full Terms and Conditions of Sale, to be provided • Cheques or drafts of unsuccessful bidders will be returned immediately after the auction • If not sold by auction, the Real Estate will be offered for sale by private negotiations, immediately after the auction • Online Bidders must have the required \$5,000.00 certified cheque deposit at TCL Asset Group Inc.'s office not later than one (1) day prior to the auction, with properly executed Purchase Documents, in order to bid for the Real Estate Online •

**PLEASE NOTE:** The auctioneer makes no warranty or guarantee, expressed or implied, as to the accuracy of the information herein contained. It is for this reason that buyers should avail themselves of the opportunity to make inspection of the Real Estate prior to the sale • Complete Terms & Conditions of Sale, and Property Information Packages, etc., are available on request, at inspection, or on our website • Any published information is subject to written or oral amendment by the Auctioneer • Auctioneer's announcements day of sale take precedence over published information •

**ONSITE INSPECTION DATES:** Friday October 23rd., & Thursday October 29th., from 11 a.m. until 3 p.m., each day, & morning of sale •

**DIRECTIONS:** From the west. Take Highway 401 to Highways 115 & 35 North • Follow Hwy. 115 North to Hwy. 7 (at Peterborough) • Take Hwy. 7 East to auction site, approx. 10 kms. East of Havelock • approx. 180 kms. Northeast of Toronto • **E. & O. E.**

**IF YOU ARE UNABLE TO ATTEND THE ON-SITE AUCTION, ON-LINE INTERNET BIDDING IS AVAILABLE AT: [WWW.BIDSPOTTER.COM](http://WWW.BIDSPOTTER.COM)  
PLEASE CALL OR VISIT OUR WEBSITE FOR FURTHER DETAILS ON THIS AND OTHER SALES**

**[www.managingyourassets.com](http://www.managingyourassets.com)**



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