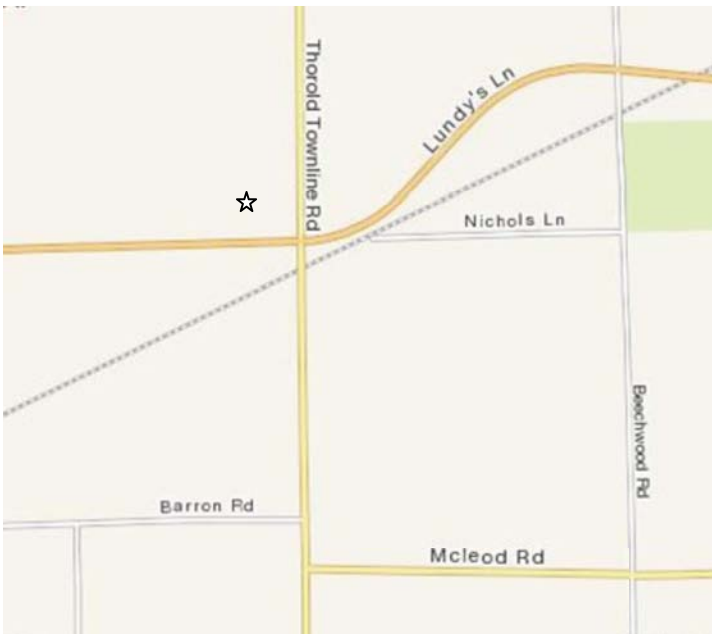


For Sale

Former "Westlane Motel"
13127 Lundy's Lane
Thorold, Ontario



List Price: \$299,900 | Motel Opportunity just outside main tourist area of Niagara Falls



location

Lundy's Lane and Thorold Townline Road
City Borders of Thorold and Niagara Falls

highlights

- Property being sold in "As Is, Where Is" Condition by Power of Sale
- Property in need of a clean-up & updating
- Property consists of a 16 unit motel and a 3 bedroom office/residence
- 148.09' x 283.00' lot. Approximately 1.5 Acres
- Parking for approximately 30 cars
- Located on Lundy's Lane outside of the main tourist area of Niagara Falls
- Highway Commercial (HC) Zoning
- Previously operated as unit motel known locally as the "Westlane Motel"
- Great visibility from road

Please contact the Listing Agent for the Schedule "A" to be attached to all Offers.

Douglas McNaughton

A.P.A.(Can)(US), I.C.I.A., R.P.A., A.I.P.F.M. (UK)

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33 Maywood Avenue
St. Catharines | Ontario | L2R 1C5

For Sale

13127 Lundy's Lane | Thorold

SECTION 20: HIGHWAY COMMERCIAL HC ZONE - HIGHWAY 20 EAST OF CANAL

20.1 Permitted Uses

The following uses are permitted in the Highway Commercial HC Zone:

- (1) amusement machine, subject to Section 6.11;
- (2) antique shop;
- (3) art gallery/museum;
- (4) cinema/theatre;
- (5) drive-in theatre;
- (6) assembly hall;
- (7) club, public or private;
- (8) auctioneering establishment;
- (9) automobile sales and rental establishment;
- (10) automobile service and repair establishment;
- (11) automobile washing establishment;
- (12) financial institution;
- (13) service shop, personal;
- (14) building materials establishment;
- (15) office;
- (16) convenience store;
- (17) farm produce outlet;
- (18) gasoline bar and/or automobile service station;
- (19) garden centre;
- (20) hotel/motel;
- (21) parking lot;
- (22) recreational and entertainment facilities;
- (23) recreational vehicle establishment;
- (24) restaurant;
- (25) restaurant, drive-thru;
- (26) service shop, merchandise;
- (27) veterinary hospital;
- (28) wholesale establishment;
- (29) accessory buildings and structures to the permitted foregoing uses and in accordance with the provisions of Section 20.3.

salient facts

seller	Bayview Financial L.P as Mortgagees under POS—Mortgages Act
municipal address	13127 Lundy's Lane Thorold, Ontario
legal description	PT TWP LT 114 Thorold as in RO741988; Thorold (Hydro One Right of Way .75 acres)
roll number	2731000026057000000
list price	\$299,900
assessed price	\$442,500 (2009)
taxes	\$16,077.23 (2009)
lot size	148.09 X 283.00 feet 1.5 Acres (approx.)
type of property	16 Unit Motel Office/Owners Residence (All in disrepair)
services	Natural Gas Hot Water 220 Volt Electrical Septic System
zoning	Highway Commercial (HC)
parking	± 30 cars