

208 SIMPSON STREET

PROPERTY DETAILS:

Roll Number: 04.140.01600.0000
Legal Description: PLAN 54 BLK 2 LOT 4 TO 5
Area: 477.63 sm (5,141.2 sf.), Frontage 50 feet Depth 102.82 feet
Pin Number: 62072-0128

EXISTING STATUS:

Structures: 2 Storey Commercial Building with Residential
Taxes Outstanding: \$202,631.51
Current Assessment: \$86,000
Crown Lien(s): Ministry of Finance - \$971,119 plus interest
Canada Revenue Agency - \$1,852 plus interest
Present Official
Plan Designation: Service Commercial
Present Zoning: Service Commercial Zone
Present Use: Vacant building

RECOMMENDATIONS:

Disposal Method: Open market sale
Appraisal Required: Yes
Appraisal Value: To be determined


ENVIRONMENTAL ISSUES:

No knowns issues
Low risk

COMMENTS:

The property is not required for municipal purposes. Administration recommends that this property be vested and either demolished and sold or sold in an "as is" "where is" condition on the open market

THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY. DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 <p>CITY OF Thunder Bay Superior by Nature GROWTH DEPARTMENT</p>	<h1>LOCATION PLAN - TAX SALE</h1> <h2>208 Simpson St</h2>					
	LEGAL: PLAN 54 BLK 2 LOT 4 TO 5					
	Prepared By:	CK	Date:	2025-09-08	Scale:	As Noted
	Commissioner:	Kerri Marshall	Author:	JT	File No:	25-502139RS
LRO PIN:		620720128	Roll No:	5804040140016000000		