



Status: A
YB: 1995
Dist/Neigh: 911
Roll: 0931020025178240000
S/L: Sale
Term:
NeighNm: ALMONTE
Legal: PART LOT 15, CONC 10 RAMSAY, BEING PART 8, PLAN
XR:
Front: West
Realty Taxes/Yr: \$18,000/2007
OpCost/Yr: \$0.00
NOI: \$49,160
LotSz: Imp: 122.93 X 168.94
Age: Approx
Type: Business
ZN: COMMERCIAL
AnGrInc/Yr:
OtherCost/Yr:
BldSqFt: 6,000
SiteArea: 20767
MS: SQFT
MLS (R) # 679910
LP: \$580,000
Munic:
IndType: Light Industrial
LeaseType:
Lease Rate:
PC: KOA 1A0
Relisted:
XR2:

GENERAL COMMERCIAL/INDUSTRIAL/WAREHOUSE - FOR SALE/LEASE

RentSqFt: 6000
UseSqFt:
Tenancy:
Power:
of Days:
Lse Opt:
Exist Improv:
Ten Ind:
OffSqFt:
OthSqFt:
Parking:
Ceil:
Date of Poss:
WarSqFt:
VacSqFt:
Add Cost: Y
Loading:
RetSqFt: 6000
TotSqFt: 6000
Sign: Y
Poss Info: IMMEDIATE/TBA
Esc/Yr/%: Y/2008

APARTMENT/MULTIFAMILY FOR SALE

#Storey: 1
#Elev:
Operating Exp:
MGMT:
PTAX:
INS:
W/S:
HEAT:
Tot#Units: 5
#2B:
HYDR:
CABL:
GARB:
SECU:
LAWN:
ELEV:
#BA:
#3B:
#1B:
#OT:
MNT:
SUPP:
WAGE:
PR/L:
ADV:
OTHR:
Parking:
#Deck:
Income:
SRI:
PARK:
LAUN:
OTHR:
GOI:
#Surface:
#Under:
V/L:
ERI:
TOE:
NOIMULTI:
ADS:
CFLO:
Rooming:

BUSINESS FOR SALE

Bus Type: Other
Rent Details:
Lease Exp:
HrsOfOper:
Hosp Type:
Lse Opt:
Name: 2031437 Ontario Ltd.
Bus Taxes/Yr:
Size of Premises (SqFt):
of Park:
#Ft/#Pt:
Gross Sales/Yr:
Inventory:
Bldg: Own
/0

LAND FOR SALE/LEASE

Serv:
Exist Improv:
Pot Use:
Retro:
Environ:

GENERAL INFORMATION

Financing:
Spec Cond: 0 0 0

OTHER INFORMATION/DIRECTIONS/REMARKS

Multi Media:
URL Broch:
URL Map:
URL Audio:
OWeb1:
Addit Images:

Directions: OTTAWA STREET

Remarks: Great investment opportunity. Excellent tenants - all on escalating 5 year leases. Tenants pay all common area maintenance (CAM) costs and utilities - you just pay the mortgage. Could possibly assume existing financing. Price includes 5 furnaces, 4 central air-conditioners. Excludes tenant fixtures in all units. Well kept and popular plaza. 24 hrs notice needed to view.

Listing Brokerage: MILESTONE REAL ESTATE INC, BROKERAGE

SOLD/LEASED/OTHER INFORMATION

FD:
PR: 11/01/07
Lse Term:
Sale Correct:
SD:
CD:
DL:
SP:
DOM:
SRD:
Total Lease: