

**FOR SALE**

**44 WEST DRIVE, BRAMPTON**

**ASKING PRICE \$1,800,000**

<u>Address</u>	<u>Tenant</u>	<u>Land Area (Ac.)</u>	<u>Bldg. Area (s.f.)</u>	<u>Rent/s.f.</u>	<u>Net Income</u>
44 West Drive Brampton, ON L6T 3T6	R.J.McCarthy	1.74	10,800	\$9.20	\$99,360
<i>Note: The Seller would consider selling the land and building separately.</i>					
Seller Name:	RJM56 Holdings Inc.				
Registry Details:	Instrument PR-1141097. PIN: 1416-0242. AR: 21-10-090-023-08305. Part of Block C, Plan 640, Chinguacousy (Part 1 on Survey 43R-1551).				
Land Area:	1.733 acres - 0.7014 hectare. Shallow rectangular lot with a frontage of 92.05 metres and a depth of 76.2 metres, in the block north of Orenda Road.				
2010 Realty Taxes:	\$32,155.13				
Description:	The building, situated at the south end of the site, uses less than half of the land area of 1.733 acres. The rest was grass-covered. The vacant acreage, has a street frontage of 53 metres (174 feet) by a depth of 76.2 metres (250 feet).				
Building Summary:	Floor Area .....10,500 s.f. Office Part .....2,560 s.f. Site Density .....14% Office Storeys .....1 Age .....1970's-80's Plant Ceiling .....16 feet Truck Doors .....1 Bays .....32 x 27 ft Parking: Out .....50				



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