

FOR SALE

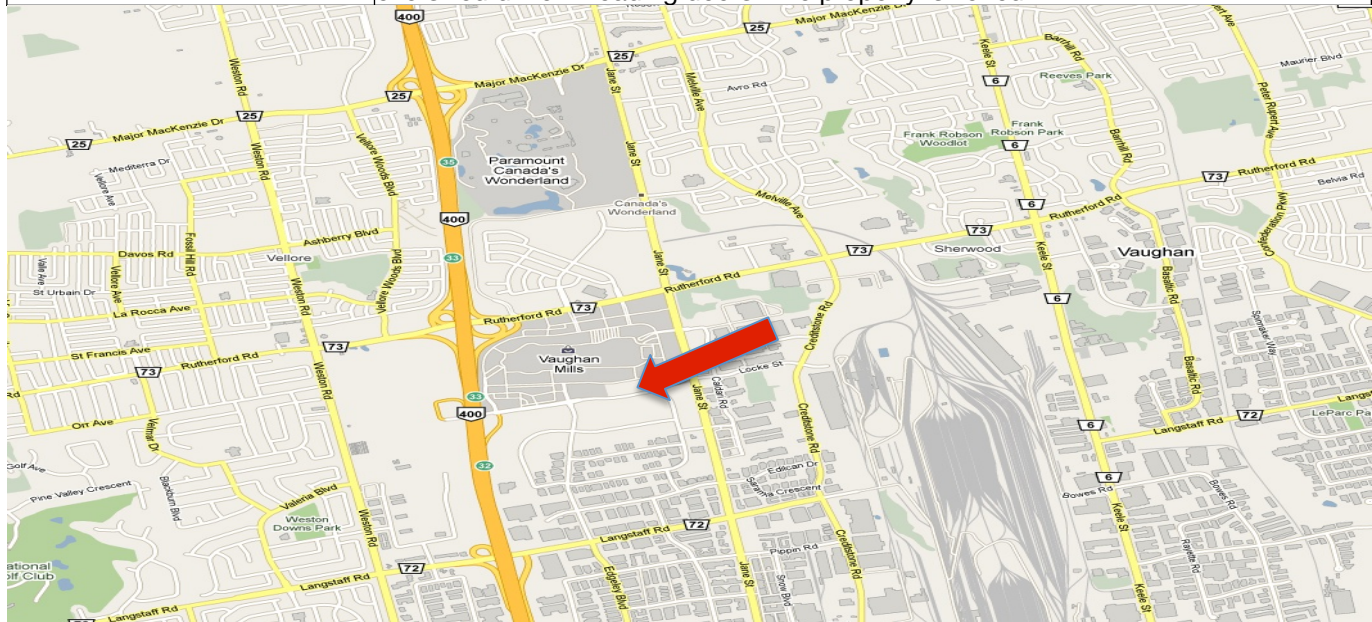
80 BASS PRO MILLS, # 25 & 26, VAUGHAN

ASKING PRICE \$1,000,000

<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>
80 Bass Pro Mills, # 25 & 26	R.J.McCarthy	Condominium	5,426.66	\$9.32	\$50,562
Vaughan, ON L4K 5W9			5,426.66	\$9.32	\$50,562

Note: It may be possible to deliver vacant possession to a user Buyer.

Seller Name:	RJM56 Holdings Inc.
PIN #:	295570025 and 295570026
Registry Details:	UNITS 25 and 26, LEVEL 1, YORK REGION STANDARD CONDOMINIUM PLAN NO. 1026 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : PT BLK 5, PL 65M3692,PTS 64 TO 69, 83 & 84 65R26446, VAUGHAN. S/T & T/W AS MORE PARTICULARLY SET OUT IN SCHEDULE 'A' OF DECLARATION YR588264.
2010 Realty Taxes:	\$16,803.08
Building Summary:	This property is a commercial condominium, well located near the Vaughan Mills Shopping Complex, Canada's Wonderland just south of Rutherford Road and east of Highway 400. A Buyer can separate the units. Can add up to 60% of additional space as a 2 nd floor mezzanine. The unit has a ceiling height 22 feet with two oversized drive-in loading doors. The property is zoned EM1.



Neil Warshafsky,
 CCIM, RPA, MIMA
 Broker of Record
 416-907-8001
 nhw@remax.net

Fraser MacDonald
 Partner
 Sales Representative
 416-848-1992
 fmacdonald@remax.net

RE/MAX[®]
 COMMERCIAL ADVISORS INC.
 BROKERAGE
 www.rcatoronto.com

302 Bridgeland Avenue, Suite 100, Toronto, ON M6A 1Z4
T: (416) 907-8228 F: (416) 907-8227

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