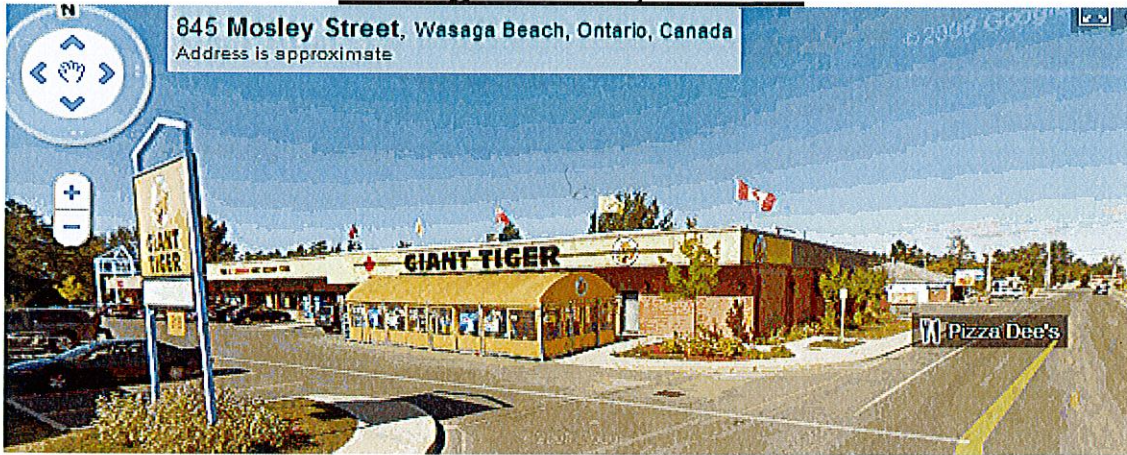


Court Appointed Receiver Sale

818-826 Mosley Street

Wasaga Beach, Ontario



LEGAL DESCRIPTION:	Lot 57, Plan 674 Sunnidale
ZONING:	Commercial/Retail
REALTY TAXES (2009):	\$30,494.62 annually (2011)
LOT SIZE:	1.128 acres (irregular)
ASKING PRICE:	\$1,490,000.00
TENANT DESCRIPTION:	<i>Vacant (Formerly Giant Tiger)</i> 13,317 sq.ft. was paying \$7.50/sq.ft. <i>Canada Post</i> 4,619 sq.ft. paying \$14.00/sq.ft. net (\$64,666.67 per annum) years 1-5 and \$16.50/sq.ft. net (\$76,214.29 per annum) years 6-10, plus 5 year option
COMMENTS:	Exceptional Building (in an exceptional location!! Projected rental income in excess of \$160,000. annually. Vacant space will be 13,317 sq.ft. Nicely finished with corner location. Canada Post expanding into Giant Tiger space for an additional 866 sq.ft. Parking for 59 cars. Being sold under Court Appointed Receiver.

FOR MORE INFORMATION
CALL
CHRIS KELOS
(416)461-0925 or info@chriskelos.com

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