

	<b>181 Albert St</b> <b>Oshawa Ontario L1H 4R3</b> Oshawa Central Durham <b>SPIS: N</b> <b>For: Sale</b> <b>Taxes: \$8,712.00 / 2020 / Annual</b> <b>Last Status: New</b> <b>Legal: Pt Lt 64 Pl 44 Oshawa As In D396488 City Of Oshawa</b> <b>DOM: 0</b> <b>List: \$849,900.00 For Sale</b>																												
	Commercial/Retail <b>Freestanding: Y</b> <b>Lse Term Months: /</b> Service <b>SPIS: N</b> Automotive Related <b>Franchise:</b> <b>Comm Condo Fee: Possession Remarks: 60-90 Days/Tba</b>																												
<b>MLS#: E4932436</b> <b>PIN#: 163500020</b>																													
<b>Total Area:</b> 3,200 Sq Ft <b>Ofc/Apt Area:</b> <b>Indust Area:</b> 3,200 Sq Ft <b>Retail Area:</b> 0 Sq Ft <b>Apx Age:</b> <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> R2/R3-A/R6-B/R7-A <b>Truck Level:</b> <b>Grade Level:</b> 1: 12' <b>Drive-In:</b> <b>Double Man:</b> <b>Clear Height:</b> 9 <b>Sprinklers:</b> N <b>Heat:</b> Gas Forced Air Open <b>Phys Hdp-Eqp:</b>	<b>Survey:</b> <b>Lot/Bldg/Unit/Dim:</b> 62.6 x 108.87 Feet Lot <b>Lot Irreg:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> 2 <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> San+Storm <b>A/C:</b> Y <b>Utilities:</b> Y <b>Garage Type:</b> In/Out <b>Park Spaces:</b> 10 #Trl Spc:	<b>Prop Feat:</b> <b>Soil Test:</b> <b>Out Storage:</b> <b>Rail:</b> N <b>Crane:</b> <b>Basement:</b> <b>Elevator:</b> None <b>UFFI:</b> <b>Assessment:</b> <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b>																											
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<b>Client Remks:</b> Great Investment Opportunity! Unique Freehold Property That Has Permitted Use For A Commercial Automobile Repair Shop, Automobile Sales And Adjoining House. The Shop And House Are Newly Renovated Including A Freshly Paved Parking Lot. Some Of The Features In The Shop Incl Two Hoists, Office, 2Pc Washroom, Natural Gas Forced Air Furnace, Air Conditioning, And A 200 Amp Hydro Service. <b>Extras:</b> The House Has Two Bedrooms, Living Room, Kitchen, Laundry Room, Natural Gas Forced Air Furnace, Air Conditioning, Unfinished Basement With A 200 Amp Hydro Service.																													
<b>Listing Contracted With:</b> RIGHT AT HOME REALTY INC., BROKERAGE 905-665-2500																													