

	437 Simcoe St S Oshawa Ontario L1H 4J5 Oshawa Central Durham 269-27-R SPIS: N For: Sale Taxes: \$12,000.00 / 2019 / Annual Last Status: New Legal: Lt C40 Sheet 20 PI 335 Oshawa: Pt Lt C39 Sheet 20 DOM: 0																												
	Commercial/Retail Freestanding: Y Lse Term Months: / Multi-Use SPIS: N Automotive Related Franchise: Comm Condo Fee: Possession Remarks: Immediate																												
MLS#: E4615946 PIN#:																													
Total Area: 646 Sq Ft Ofc/Apt Area: 646 Sq Ft Indust Area: Retail Area: 646 Sq Ft Apx Age: Volts: Amps: Zoning: Psc-A/Ssc-B Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: Y Heat: Other Phys Hdp-Eqp:	Survey: N Lot/Bldg/Unit/Dim: 61.06 x 195.7 Feet Lot Lot Irreg: Bay Size: %Bldg: Washrooms: 1 Water: Municipal Water Supply: Sewers: San Avail A/C: Y Utilities: Y Garage Type: None Park Spaces: 40 #Trl Spc:	Prop Feat: Soil Test: Out Storage: Rail: N Crane: Basement: Y Elevator: UFFI: No Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:																											
<table border="0"> <tr> <td>Bus/Bldg Name:</td> <td>For Year:</td> <td>Financial Stmt:</td> </tr> <tr> <td>Actual/Estimated:</td> <td></td> <td></td> </tr> <tr> <td>Taxes:</td> <td>Heat:</td> <td>Gross Inc/Sales:</td> </tr> <tr> <td>Insur:</td> <td>Hydro:</td> <td>-Vacancy Allow:</td> </tr> <tr> <td>Mgmt:</td> <td>Water:</td> <td>-Operating Exp:</td> </tr> <tr> <td>Maint:</td> <td>Other:</td> <td>=NetIncB4Debt:</td> </tr> <tr> <td></td> <td></td> <td>EstValueInv At Cost:</td> </tr> <tr> <td></td> <td></td> <td>Com Area Upcharge:</td> </tr> <tr> <td></td> <td></td> <td>% Rent:</td> </tr> </table>			Bus/Bldg Name:	For Year:	Financial Stmt:	Actual/Estimated:			Taxes:	Heat:	Gross Inc/Sales:	Insur:	Hydro:	-Vacancy Allow:	Mgmt:	Water:	-Operating Exp:	Maint:	Other:	=NetIncB4Debt:			EstValueInv At Cost:			Com Area Upcharge:			% Rent:
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Client Remks: Car Lot Within Area Of Multiple Car Lots Just Off The 401; Sales Trailer 646 Sf (19' X 34'); Long Established Location (Owner Has Retired); Room For Approx 40-45 Cars; 3 Signs; Two Road Frontages; Very High Visibility Due To 401 Entrance; 3 Offices; Bathroom With Compost Toilet; Customer Sitting Area. Seller Willing To Hold Vtb. No Survey. Extras: Water Not Connected; Estimate To Connect To Services And Washroom Seller Says \$4-6,000, No Enviro, Seller Willing To Reshingle.. Legal Description Continued: PI 335 Oshawa As In Os219529; Oshawa																													
Listing Contracted With: RIGHT AT HOME REALTY INC., BROKERAGE 905-665-2500																													