

**33 OAK ST E
LEAMINGTON**

PIN 751230150

Report title



This report was prepared by:

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REMAX CAPITAL DIAMOND REALTY

2451 Dougall Avenue Unit C

Windsor, Ontario, Canada, N8X 1T3



PROPERTY REPORT

Property Details

GeoWarehouse Address:

33 OAK ST E
LEAMINGTON
N8H2C3

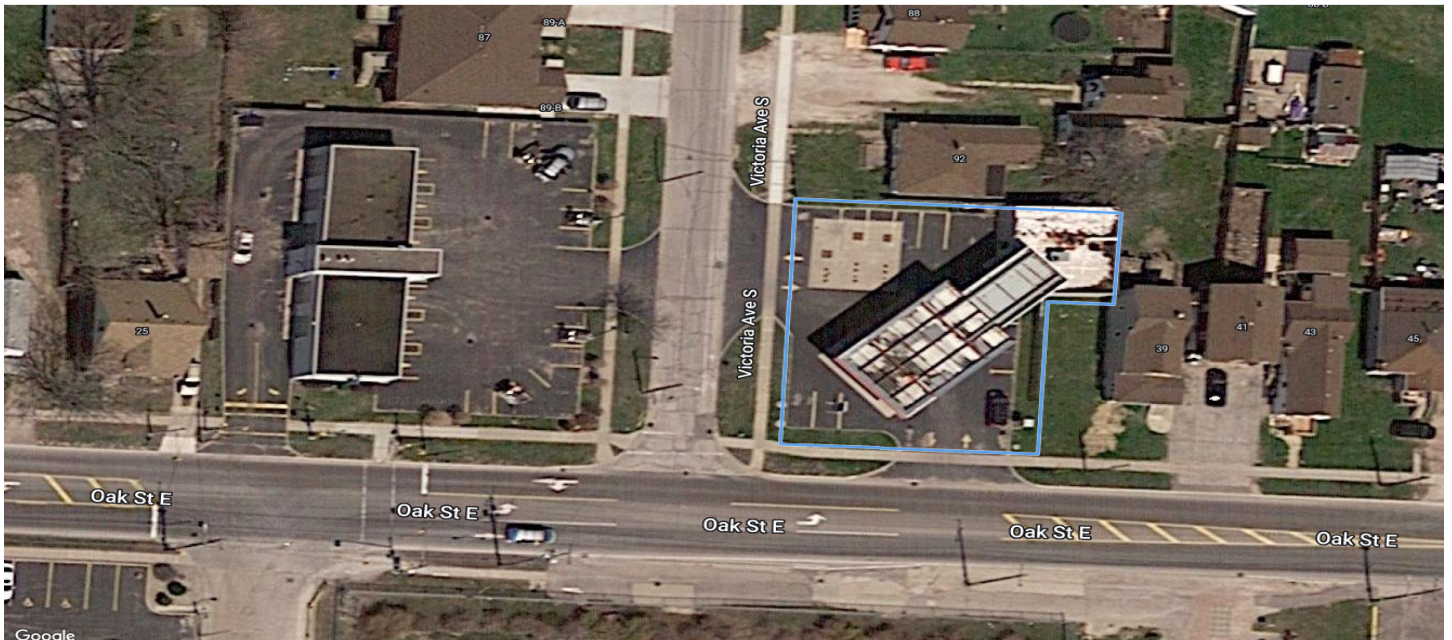
PIN: 751230150

Land Registry Office: ESSEX (12)

Land Registry Status: Active

Registration Type: Certified (Land Titles)

Ownership Type: Freehold



Legal Description

PT PARKLT 8 E/S VICTORIA AV PL 199 LEAMINGTON PT 1 12R1062; LEAMINGTON

Lot Size

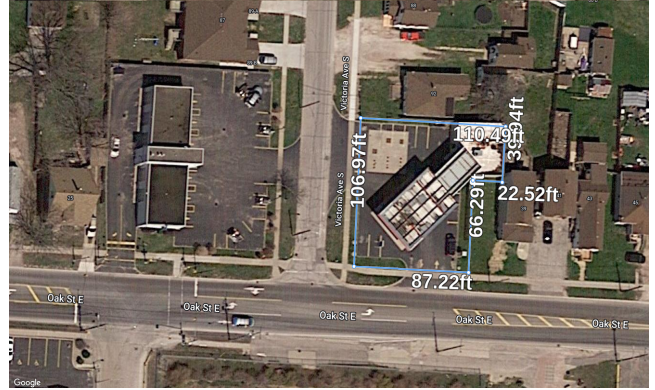
Area: 10214.94 sq.ft (0.235 ac)

Perimeter: 433.07 ft.

Measurements: 106.97ft. x 87.22ft. x 66.29ft. x 22.52ft. x 39.94ft. x 110.49ft.

Lot Measurement Accuracy : LOW

These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



Assessment Information

ARN

370612000013400

| Taxation Year | Previous Assessment |
|---------------|-----------------------------------|
| 2024 | N/A |
| 2023 | Phased-In Assessment \$340,000 |
| 2022 | \$340,000 |
| 2021 | \$340,000 |

Frontage: 86.0 ft.

Depth: N/A

Based On: January 1, 2016

Description: Automotive fuel station with or without service facilities

Property Code: 420

Current Assessment: \$340,000

Enhanced Site & Structure

Structures:

Assessment Roll Legal Description: PLAN 199 L PT PARK 8 RP 12R1062 PART
1

Property Address: 33 OAK ST E LEAMINGTON ON N8H2C3

Zoning: C1

Property Type: COMMERCIAL

Site Area: 10178F

Site Variance: Corner

Driveway Type: Separate or Private Driveway

Garage Type: N/A

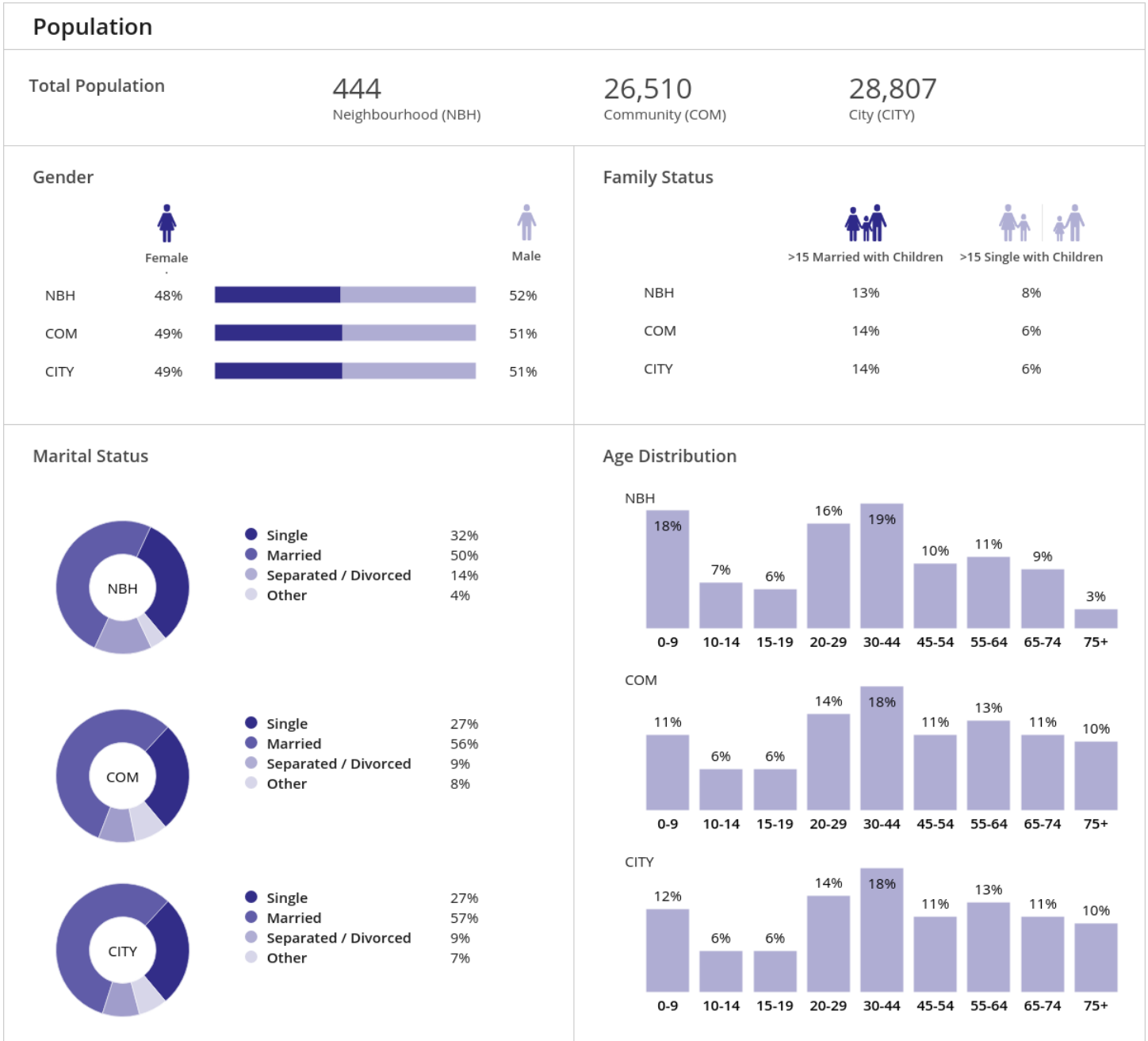
Garage Spaces: N/A

Water Service Type: N/A

Sanitation Type: N/A



Pool: Indoor : N/A, Outdoor : N/A

Demographics



Households

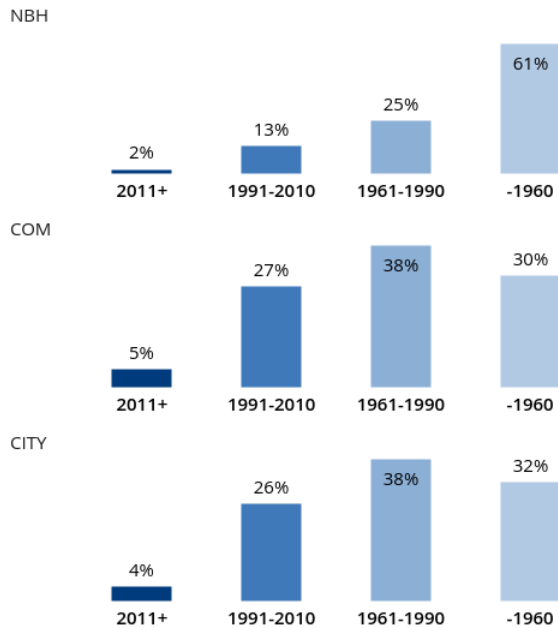
Structure Details

| |  Total # of Occupied Private Dwellings |  Dominant Year Built |
|------|---|---|
| NBH | 160 | Before 1960 |
| COM | 9,716 | Before 1960 |
| CITY | 10,490 | Before 1960 |

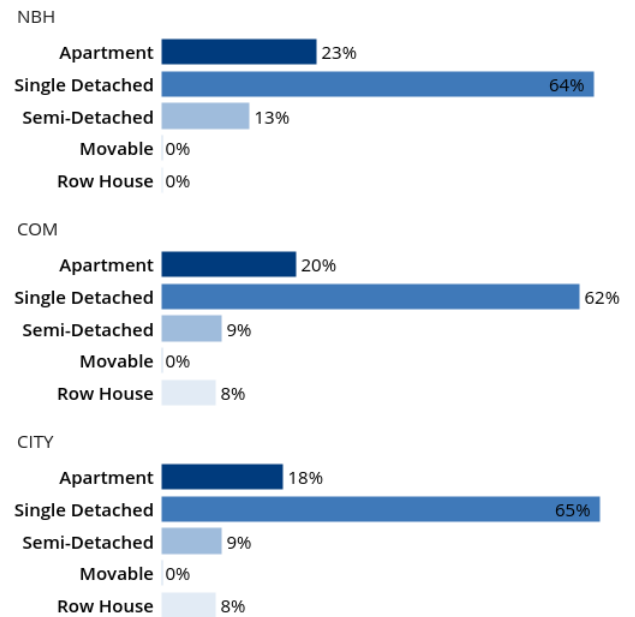
Ownership

| |  Owned |  Rented |
|------|---|--|
| NBH | 41% | 59% |
| COM | 67% | 33% |
| CITY | 68% | 32% |

Age of Home (Years)



Structural Type



Socio-Economic

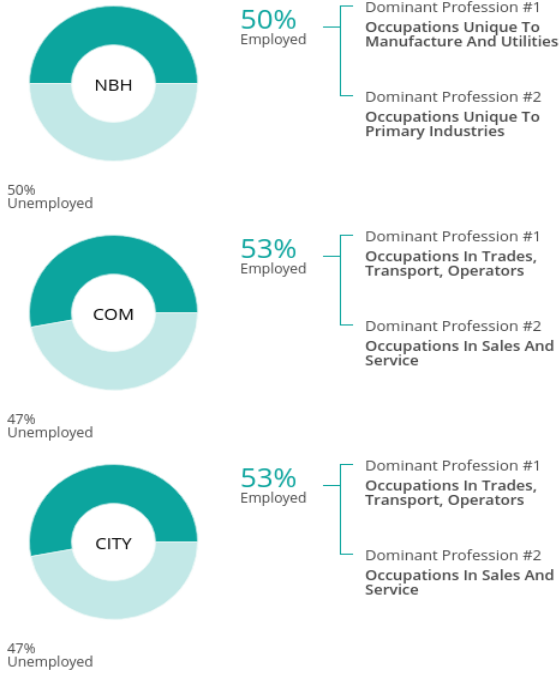
Avg. Household
Income

\$61,355
Neighbourhood (NBH)

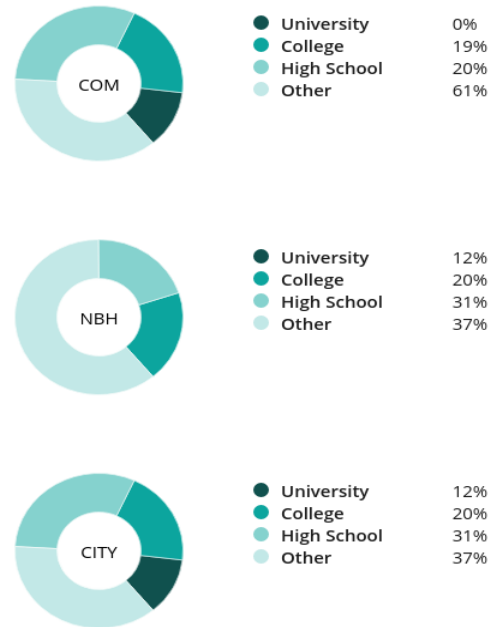
\$88,422
Community (COM)

\$90,003
City (CITY)

Employment

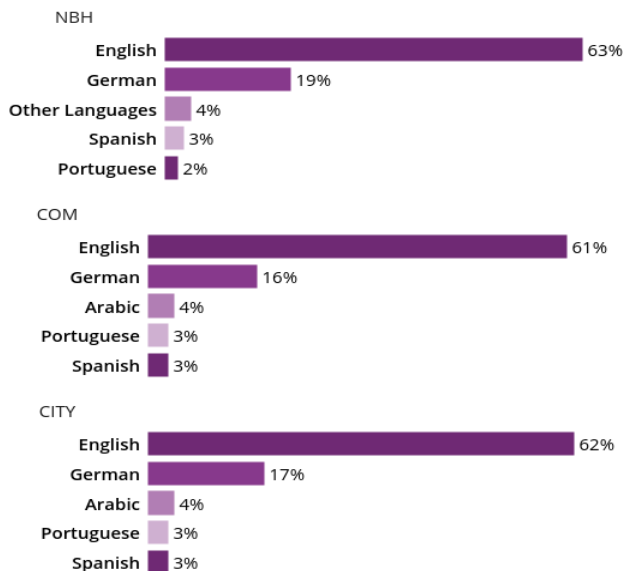


Highest Level of Education

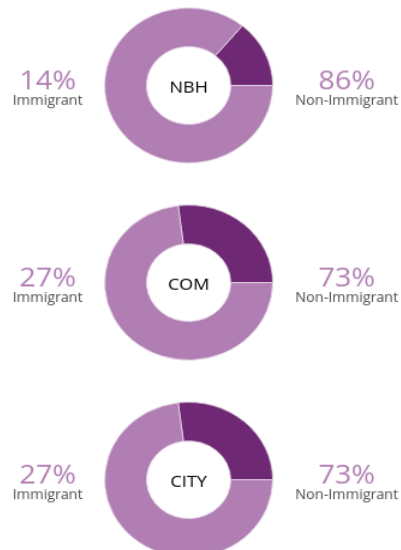


Cultural

Dominant Language



Immigration Status



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