

Mississauga Automotive Multi Unit Building : Owner/User Opportunity

1094 Westport Crescent,
Mississauga, Ontario

The Commercial
Real Estate Group

contacts:

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Legal Description:

LOT 8, PLAN M-420, REGION of PEEL

Lot Size:

105 FT +/- Front x 350 FT +/- Depth (approximately .843 Acres)

Zoning:

E3 (M2) – Industrial General Section – Full Outside Storage

Improvements: **15,393** sq ft industrial building (main floor) : Detached Brick & Block & Steel Structure,. Fenced & paved lot, 10 - 10 & 12 FT Grade Level Doors, 4 Fully Demised units. Separately metered with gas, hydro - Radiant Heating with One FAG unit & Roof Mounted Air Conditioning Units. Legalyl registered municipally as multi-tenanted industrial complex with Two Registered Auto Body Spray Booths (1 Truck Down Draft Spray Booth). 600 Volt 600 Amp 3 Phase Electrical, Sprinklers, Oil Separator, Full Outside Storage Allowance 2015 Environmental Phase I & II Reports & Review & Reliance Letter



AVAILABLE: ALL TERMS & CONDITIONS TO BE NEGOTIATED

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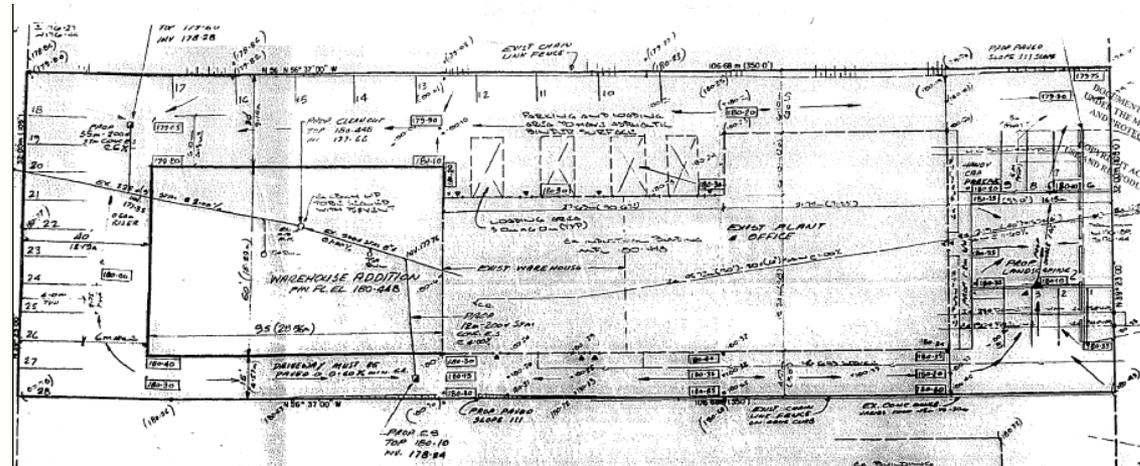
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OCCUPANTS INFORMATION

Tenancy Status: Tenanted by Automotive Repair & Automotive Body Repair Businesses.
Fully Occupied. One Automotive Body Repair Co., One Truck Body Repair Co.,
1 Full Down Draft Spray Booth for Trucks & 1 Semi Down Draft Cars

Income Potential: **Current Income estimated at \$160,000.00 / Annum**

Unit 1:	5193 Sq Ft	Owner Occupied (market rent rate)	@ \$10/ft =	\$ 51,930.00/Yr
Unit 1A:	1500 Sq Ft	Owner Occupied (market rent rate)	@ \$15/ft =	\$ 22,500.00/Yr
Unit 2:	2000 Sq Ft	Owner Occupied (market rent rate)	@ \$12/ft =	\$ 24,000.00/Yr
Unit 3:	1000 Sq Ft	Owner Occupied (market rent rate)	@ \$18/ft =	\$ 18,000.00/Yr
Unit 4:	5700 Sq Ft	Leased 5 years to July 31, 2019 Net	@ \$7.50/ft =	\$ 42,750.00/Yr



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