

	<b>53 Snow Ridge Crt</b> <b>Oshawa Ontario L1H 7K4</b> Oshawa Raglan Durham <b>SPIS:</b> N <b>Taxes:</b> \$34,739.08/2024/Annual <b>Legal:</b> PT LT 12 CON 9 EAST WHITBY; PT LT 13 CON 9 EAST WHITBY; PT RDAL BTN LT 12 & 13 CON 9 EAST WHITBY AS CLOSED BY D207873, AS IN D456142 (FIRSTLY) EXCEPT PT 1-9 40R17595; S/T D210436, EW13073, EW16434, EW16435; OSHAWA PCL CON. 9-12-1, SEC OSHAWA, PT LT 12, CON 9 EAST WHITBY, DESIGNATED AS PTS 1, 2 & 3 PL 40R8848 EXCEPT 40M1374 & 40R17595; S/T OS16435, D116688, LT254217 & LT 254277; OSHAWA		<b>List: \$4,000,000</b> <b>For Sale</b>  <b>For: Sale</b> <b>Last Status: NEW</b>  <b>DOM: 1</b>
	Land Raw (Outside Official Plan) Other	<b>Occup: Partial</b> <b>Freestanding: N</b> <b>Com Cndo Fee:</b> <b>Dir/Cross St:</b> Simcoe St N & Raglan Rd E <b>Directions:</b> Simcoe St N & Raglan Rd E	<b>Lse Term Mnths: /</b> <b>Holdover: 90</b> <b>Franchise:</b>
	<b>MLS#: E12284811</b> <b>Possession:</b> Other <b>PIN#: 164040138</b> <b>Additional PIN#:</b>		<b>Sellers:</b> 1111668 Ontario Limited <b>Remarks:</b> TBD <b>ARN#: 181307000657300</b> <b>Contact After Exp: N</b>
<b>Total Area:</b> 134.01 Acres <b>Ofc/Apt Area:</b> <b>Indust Area:</b> <b>Retail Area:</b> <b>Apx Age:</b> <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> OS-ORM (1) Oak Ridges Moraine Open Space <b>Truck Level:</b> <b>Grade Level:</b> <b>Drive-In:</b> <b>Double Man:</b> <b>Clear Height:</b> <b>Sprinklers:</b> <b>Heat:</b> <b>Phys Hdcp-Eqp:</b>	<b>Survey:</b> <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Lot/Bldg/Unit/Dim:</b> 0 x 0 Feet Lot <b>Lot Irreg:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> 0 <b>Water:</b> Other <b>Water Supply:</b> <b>Sewers:</b> Septic Avail <b>A/C:</b> <b>Utilities:</b> A <b>Garage Type:</b> <b>Park Spaces:</b> #Trl Spc: <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b>	<b>Soil Test:</b> <b>Out Storage:</b> <b>Rail:</b> <b>Crane:</b> <b>Basement:</b> <b>Elevator:</b> <b>UFFI:</b> <b>Assessment:</b> 2024 <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b> <b>Area Infl:</b> <b>HST Applicable to</b> In Addition To <b>Sale Price:</b>	
<b>Bus/Bldg Name:</b> <b>Actual/Estimated:</b> <b>Taxes:</b> <b>Insur:</b> <b>Mgmt:</b> <b>Maint:</b>		<b>For Year:</b> <b>Gross Inc/Sales:</b> <b>-Vacancy Allow:</b> <b>-Operating Exp:</b> <b>=NetIncB4Debt:</b>	<b>Financial Stmt:</b> <b>EstValueInv At Cost:</b> <b>Com Area Upcharge:</b> <b>% Rent:</b>
<b>Client Remks:</b> <b>Extras:</b> <b>Inclusions:</b> <b>Exclusions:</b> <b>Rental Items:</b> <b>Showing Requirements:</b> List Brokerage <b>Brkage Remks:</b> Co-op brokerage fees will be paid upon transaction completion *and* collection from the vendor.			
<b>AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP</b> <b>Ph:</b> 905-474-1155 <b>Fax:</b> 905-886-5744 55 Commerce Valley Dr W#501 Ma Markham L3T7V9 <b>RYAN D. HOOD, Salesperson</b> 905-968-8007 <b>EVA DESTUNIS, Salesperson</b> 905-968-8006 <b>AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP</b> <b>BRENT MCKEAN, Salesperson</b> 905-968-8014 <b>AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP, BROKERAGE</b> <b>Contract Date:</b> 07/15/2025 <b>Expiry Date:</b> 01/31/2026 <b>Last Update:</b> 07/15/2025			
<b>Condition:</b> <b>Cond Expiry:</b> <b>CB Comm:</b> 2% on final sale price			
<b>Ad: N</b> <b>Escape:</b> <b>Original:</b> \$4,000,000			