

461 DONALD B MUNRO DR, CARP
List Price: \$3,500,000.00



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General Information

Excellent retail plaza in the heart of growing Carp, both residentially and commercially. Plaza offers a wonderful exposure on Main Street, long term tenants (LCBO, Pharmacy, Hair Salon, Pizza Restaurant & Bakery), nice size lot A SOLID COMMERCIAL INVESTMENT PROPERTY. This "Carp Mall" has 5 strong tenants including 2 franchises, and TENANTS HAVE BEEN THERE FOR YEARS WITH LEASES AND OPTIONS. THE PIECE OF LAND ATTACHED TO THE SOUTH HAS BEEN PURCHASED BY OWNER AND ADDED TO SUBJECT PROPERTY MAKING A TOTAL OF 38168 SQF.; ROOM FOR EXPANSION OR ADDING A RESIDENTIAL PROPERTY, ZONING ALLOWS MANY USES; FACING RETIREMENT HOME BUILT FIVE YEARS AGO. FINANCING AVAILABLE. Plenty of parking. Property is well maintained

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|---------------------------|--|-------------------------------|-------------------------------------|
| Lot Front Feet: | 206 | Lot Depth Feet: | |
| Site Area Sqft: | 38168 | Building Sqft: | 7500 |
| Age Description: | Approx | Year Built: | 1989 |
| List Price: | \$3,500,000.00 | | |
| Financing On Prop: | No | Operating Costs: | \$63,938.84 |
| NOI: | \$215,261.56 | NOI Comments: | .net operating income without HST |
| Annual Gross Inc: | \$279,200.40 | Annual Gross Comments: | .gross income with HST \$315,496.49 |
| Roll #: | 614423820168000000 | PIN #: | 45430135 |
| Taxes/Yr: | \$29,329.84/2025 | | |
| Legal Description: | LT 104 PL 218 HUNTLEY; LT 105 PL 218 HUNTLEY EXCEPT CT103721 ; WEST CARLETON | | |

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Finance & Expense Information

| Carp Plaza | Monthly Rent | Lease Due Dates |
|---|--|-------------------|
| 1- Carp Bakery | \$ 5,311.00 *plus hydro & gas (HST included in rent)* | December 31, 2026 |
| 2- Pharmasave | \$ 6,478.93 *plus hydro & gas (HST included in rent)* | October 31, 2023 |
| 3- Village Pizza | \$ 5,100.00 *plus hydro & gas (HST included in rent)* | February 28, 2027 |
| 4- LCBO | \$ 6,478.44 *plus hydro & gas (HST included in rent)* | January 31, 2031 |
| 5- Barber Shop | \$ 2,260.00 *plus hydro & gas (HST included in rent)* | December 31, 2029 |
| *All leases have a 5 year option to renew* | | |

| | |
|----------------------|--------------|
| Total Monthly | \$25,628.37 |
| Total Yearly | \$315,496.49 |

| Expenses 2022 | |
|----------------------------|---------------|
| Taxes | \$ 29,329.84 |
| Insurance | \$ 8,902.00 |
| Water | \$ 4,057.00 |
| Garbage | \$ 2,950.00 |
| General Maintenance | \$ 10,200.00 |
| Management | \$ 6,000.00 |
| <i>Total Expenses:</i> | \$ 63,938.84 |
| <i>Net Income-Net HST:</i> | \$ 215,261.56 |

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