

	<b>3989 Highway 6 Rd</b> <b>Puslinch Ontario N0B 2J0</b> Puslinch Morriston Wellington Taxes: \$3,574.00 / 2021 PT LOTS 38 & 39, CONCESSION GORE , TOWNSHIP OF PUS		List: <b>\$3,000,000</b> For: <b>Sale</b>  SPIS: N DOM: 3 Last Status: <b>New</b>
	Farm 2-Storey Irreg: irregular	Front On: E Acre: 2-4.99 797 x 238 Feet	Rms: 0 Bedrooms: 0 Washrooms: 0 0x0
Dir/Cross St: Hwy 401/Leslie Rd W/Maddaugh			

MLS#: X5452137 Holdover: 0 PIN#:	Sellers: GN Holdings Ltd Possession Remarks: immediate/tba ARN#:	Contact After Exp: N Occup: Vacant
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Kitchens: 0 Fam Rm: N Basement: Other Fireplace/Stv: N Heat: Other / Other A/C: None Central Vac: Apx Age: Apx Sqft: Assessment: POTL: Elevator/Lift: Laundry Lev: Phys Hdcp-Eqp:	Exterior: Wood Drive: Private Gar/Gar Pk Spcs: Attached / 1 Drive Pk Spcs: 10 Tot Pk Spcs: 20 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat:	Zoning: Agriculture Cable TV: A Hydro: A Gas: A Phone: A Water: Well Water Supply: Sewer: Septic Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: Oth Struct:
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#	Room	Level	Length (m)	Width (m)	Description
<b>Client Remks:</b> 797 FT HWY 6 Frontage. 1 minute to Morriston. Home Industry or Business, Daycare, Farm sales, market, animal clinic, etc. Renovate Existing Structure. needs work. Build or sever into multiple lots. No warranties or representations. Buyer to due own due diligence <b>Extras:</b> Existing Structures and all existing attachments without any kind of warranty or representation whatsoever. <b>Brkage Remks:</b> Bring your offer. No entry onto the property without appointment. No entry into the dwelling without Seller. All appointments thru LA. Email:tvrealty@gmail.com. Buyer agent to advise Buyer in regards to due diligence.					

COMMERCIAL FOCUS REALTY INC., BROKERAGE Ph: 416-972-9220 Fax: 416-999-9999 35 The Links Road, Ste 202 Toronto M2P1T7 TONY VACCARELLO, Salesperson 416-823-2929		
Contract Date: 12/05/2021 Expiry Date: 2/05/2022 Last Update: 12/08/2021	Condition: Appt: Listing Agent Cond Expiry: CB Comm: 3%	Ad: Y Escape: Original: \$3,000,000