


	200 Minto Rd #104 Minto Ontario N0G2P0 Minto Palmerston Wellington SPIS: N Taxes: \$0.00 / 2022 / T.M.I. Legal:		List: \$290,681.00 For Sale For: Sale Last Status: Ext DOM: 12
	Office Office Medical/Dental Com Cndo Fee: \$175.08 Dir/Cross St: Minto Rd & Main Street	Occup: Vacant Freestanding: N SPIS: N Lse Term Mnths: / Holdover: 0 Franchise: N	
MLS#: X5786185 Sellers: Kridak Business Junction Palmerston Inc. Contact After Exp: N			
Possession Remarks: Tbd PIN#: _____ ARN#: _____			
Total Area: 1,459 Sq Ft Ofc/Apt Area: 1,459 Sq Ft Indust Area: Retail Area: Apx Age: New Volts: Amps: Zoning: M1 - Industrial Zone Truck Level: Grade Level: Drive-In: Double Man: Clear Height: 14 Sprinklers: N Heat: Gas Forced Air Open Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Unit Lot Irreg: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: San+Storm Avail A/C: N Utilities: A Garage Type: Outside/Surface Park Spaces: #Trl Spc: 0 Energy Cert: N Cert Level: GreenPIS:	Soil Test: Out Storage: N Rail: N Crane: N Basement: N Elevator: None UFFI: No Assessment: Chattels: N LLBO: N Days Open: Hours Open: Employees: Seats: Area Infl:	
Bus/Bldg Name: Actual/Estimated: Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	For Year: Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	Financial Stmt: N EstValueInv At Cost: Com Area Upcharge: % Rent:
Client Remks: Type Text Here Medical/Doctor Offices! This Brand-New Approximately 1,459 Sqft Vanilla Unit Is To Be Built In Multi-Use Commercial Development In The Heart Of Southwestern Ontario. Ample Parking. Additional Shared Lounge, Recreation Area, Conference Rooms & Outdoor Sitting Area (Aka Club House). Area Is Poised For High Growth, Proximity To Major Cities And 3 Great Lakes. Great Deal For Investors: Low Cost Of Ownership And Good Roi Extras: Easy Deposit Plan, Exclusivity & Assignment Available, Summer 2023 Occupancy, Multiple Residential Developments Planned And Happening Nearby. Taxes Have Not Yet Been Assessed. Brkage Remks: Extra Charges: Hst, Dc, Govt. Regulatory Charge, Utility Connection Fee, Lounge Fee. Exclusivity / Assignment Avlbl. Call La Fr Permitted Use, Exclusivity, Wrksheets. Send Wrksheet To La Fr Builder Aps. Use Disclosure. 50% Commission On Firm Deal 50% On Closing. Conditions Appl			
WORLD CLASS REALTY POINT, BROKERAGE Ph: 416-444-7653 Fax: 416-987-5955 55 Lebovic Ave #c115 Toronto M1L0H2 SHIVANI SHIROMANY, Broker 647-818-8324 Contract Date: 10/05/2022 Condition: Ad: N Expiry Date: 4/04/2024 Cond Expiry: Escape: Last Update: 10/11/2022 CB Comm: 2.5% Net Of Taxes Original: \$290,681.00			

	200 Minto Rd #103 Minto Ontario N0G2P0 Minto Palmerston Wellington SPIS: N Taxes: \$0.00 / 2022 / T.M.I. Legal:	List: \$394,290.00 For Sale For: Sale Last Status: Ext DOM: 12
	Office Office Medical/Dental Com Cndo Fee: \$289.32 Dir/Cross St: Minto Rd & Main Street	Occup: Vacant Freestanding: N SPIS: N Lse Term Mnths: / Holdover: 0 Franchise: N

MLS#: X5785955 **Sellers: Kridak Business Junction Palmerston Inc.** **Contact After Exp: N**
Possession Remarks: Tbd
PIN#: _____ ARN#: _____

Total Area: 2,411 Sq Ft Ofc/Apt Area: 2,411 Sq Ft Indust Area: Retail Area: Apx Age: New Volts: Amps: Zoning: M1 - Industrial Zone Truck Level: Grade Level: Drive-In: Double Man: Clear Height: 14 Sprinklers: N Heat: Gas Forced Air Open Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Unit Lot Irreg: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: San+Storm Avail A/C: N Utilities: A Garage Type: Outside/Surface Park Spaces: #Trl Spc: 0 Energy Cert: N Cert Level: GreenPIS: N	Soil Test: Out Storage: N Rail: N Crane: N Basement: N Elevator: None UFFI: No Assessment: Chattels: N LLBO: N Days Open: Hours Open: Employees: Seats: Area Infl:
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Bus/Bldg Name: Actual/Estimated: Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	For Year: Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	Financial Stmt: N EstValueInv At Cost: Com Area Upcharge: % Rent:
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Client Remks: Medical/Doctor Offices! This Brand-New Approximately 2,411 Sqft Vanilla Unit Is To Be Built In Multi-Use Commercial Development In The Heart Of Southwestern Ontario. Ample Parking. Additional Shared Lounge, Recreation Area, Conference Rooms & Outdoor Sitting Area (Aka Club House). Area Is Poised For High Growth, Proximity To Major Cities And 3 Great Lakes. Great Deal For Investors: Low Cost Of Ownership And Good Roi.

Extras: Easy Deposit Plan, Exclusivity & Assignment Available, Summer 2023 Occupancy, Multiple Residential Developments Planned And Happening Nearby. Taxes Have Not Yet Been Assessed.

Brkage Remks: Extra Charges: Hst, Dc, Govt. Regulatory Charge, Utility Connection Fee, Lounge Fee. Exclusivity / Assignment Avlbl. Call La Fr Permitted Use, Exclusivity, Wrksheets. Send Wrksheet To La Fr Builder Aps. Use Disclosure. 50% Commission On Firm Deal 50% On Closing. Conditions Apply.

WORLD CLASS REALTY POINT, BROKERAGE Ph: 416-444-7653 Fax: 416-987-5955
 55 Lebovic Ave #c115 Toronto M1L0H2
 SHIVANI SHIROMANY, Broker 647-818-8324
Contract Date: 10/05/2022 **Condition:** **Ad: N**
Expiry Date: 4/04/2024 **Cond Expiry:** **Escape:**
Last Update: 10/11/2022 **CB Comm: 2.5%** **Original: \$394,290.00**

	200 Minto Rd #102 Minto Ontario N0G2P0 Minto Palmerston Wellington SPIS: N Taxes: \$0.00 / 2022 / T.M.I. Legal:	List: \$394,290.00 For Sale For: Sale Last Status: Ext DOM: 12
	Office Office Medical/Dental Com Cndo Fee: \$289.32 Dir/Cross St: Minto Rd And Main Street	Occup: Vacant Freestanding: N SPIS: N Lse Term Mnths: / Holdover: 0 Franchise: N

MLS#: X5785965 **Sellers: Kridak Business Junction Palmerston Inc.** **Contact After Exp: N**
Possession Remarks: Tbd
PIN#: _____ ARN#: _____

Total Area: 2,411 Sq Ft Ofc/Apt Area: 2,411 Sq Ft Indust Area: Retail Area: Apx Age: New Volts: Amps: Zoning: M1 - Industrial Zone Truck Level: Grade Level: Drive-In: Double Man: Clear Height: 14 Sprinklers: N Heat: Gas Forced Air Clod Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Unit Lot Irreg: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: San+Storm Avail A/C: N Utilities: A Garage Type: Outside/Surface Park Spaces: #Trl Spc: Energy Cert: N Cert Level: GreenPIS:	Soil Test: Out Storage: N Rail: N Crane: N Basement: N Elevator: Public UFFI: Assessment: Chattels: N LLBO: N Days Open: Hours Open: Employees: Seats: Area Infl:
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Bus/Bldg Name: Actual/Estimated: Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	For Year: Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	Financial Stmt: N EstValueInv At Cost: Com Area Upcharge: % Rent:
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Client Remks: Medical/Doctor Offices! This Brand-New Approximately 2,411 Sqft Vanilla Unit Is To Be Built In Multi-Use Commercial Development In The Heart Of Southwestern Ontario. Ample Parking. Additional Shared Lounge, Recreation Area, Conference Rooms & Outdoor Sitting Area (Aka Club House). Area Is Poised For High Growth, Proximity To Major Cities And 3 Great Lakes. Great Deal For Investors: Low Cost Of Ownership And Good Roi.

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Brkage Remks: Extra Charges: Hst, Dc, Govt. Regulatory Charge, Utility Connection Fee, Lounge Fee. Exclusivity / Assignment Avlbl. Call La Fr Permitted Use, Exclusivity, Wrksheets. Send Wrksheet To La Fr Builder Aps. Use Disclosure. 50% Commission On Firm Deal 50% On Closing. Conditions Apply

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 55 Lebovic Ave #c115 Toronto M1L0H2
 SHIVANI SHIROMANY, Broker 647-818-8324

Contract Date: 10/05/2022 **Condition:** **Ad: Y**
Expiry Date: 4/04/2024 **Cond Expiry:** **Escape:**
Last Update: 10/11/2022 **CB Comm: 2.5% Net Of Taxes** **Original: \$394,290.00**

	200 Minto Rd #106 Minto Ontario N0G2P0 Minto Palmerston Wellington SPIS: N Taxes: \$0.00 / 2022 / T.M.I. Legal:	List: \$394,290.00 For Sale For: Sale Last Status: Ext DOM: 12
	Office Office Medical/Dental Com Cndo Fee: \$289.32 Dir/Cross St: Minto Rd & Main Street	Occup: Vacant Freestanding: N SPIS: N Lse Term Mnths: / Holdover: 0 Franchise: N

MLS#: X5786182 **Sellers: Kridak Business Junction Palmerston Inc.** **Contact After Exp: N**
Possession Remarks: Tbd

PIN#: Total Area: 2,411 Sq Ft Ofc/Apt Area: 2,411 Sq Ft Indust Area: Retail Area: Apx Age: New Volts: Amps: Zoning: M1 - Industrial Zone Truck Level: Grade Level: Drive-In: Double Man: Clear Height: 14 Sprinklers: N Heat: Gas Forced Air Open Phys Hdcp-Eqp:	ARN#: Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Unit Lot Irreg: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: San+Storm Avail A/C: N Utilities: A Garage Type: Outside/Surface Park Spaces: #Trl Spc: 0 Energy Cert: N Cert Level: GreenPIS:	Soil Test: Out Storage: N Rail: N Crane: N Basement: N Elevator: None UFFI: No Assessment: Chattels: N LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:
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Bus/Bldg Name: Actual/Estimated: Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	For Year: Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	Financial Stmt: N EstValueInv At Cost: Com Area Upcharge: % Rent:
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Extras: Easy Deposit Plan, Exclusivity & Assignment Available, Summer 2023 Occupancy, Multiple Residential Developments Planned And Happening Nearby. Taxes Have Not Yet Been Assessed.

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 SHIVANI SHIROMANY, Broker 647-818-8324
Contract Date: 10/05/2022 **Condition:** **Ad: N**
Expiry Date: 4/04/2024 **Cond Expiry:** **Escape:**
Last Update: 10/11/2022 **CB Comm: 2.5% Net Of Taxes** **Original: \$394,290.00**

	200 Minto Rd #105 Minto Ontario N0G2P0 Minto Palmerston Wellington SPIS: N Taxes: \$0.00 / 2022 / T.M.I. Legal:	List: \$394,290.00 For Sale For: Sale Last Status: Ext DOM: 12
	Office Office Medical/Dental Com Cndo Fee: \$289.32 Dir/Cross St: Minto Rd & Main Street	Occup: Vacant Freestanding: N SPIS: N Lse Term Mnths: / Holdover: 0 Franchise: N

MLS#: X5786183 **Sellers: Kridak Business Junction Palmerston Inc.** **Contact After Exp: N**
Possession Remarks: Tbd

PIN#: Total Area: 2,411 Sq Ft Ofc/Apt Area: 2,411 Sq Ft Indust Area: Retail Area: Apx Age: New Volts: Amps: Zoning: M1 - Industrial Zone Truck Level: Grade Level: Drive-In: Double Man: Clear Height: 14 Sprinklers: N Heat: Gas Forced Air Open Phys Hdcp-Eqp:	ARN#: Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Unit Lot Irreg: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: San+Storm Avail A/C: N Utilities: A Garage Type: Outside/Surface Park Spaces: #Trl Spc: 0 Energy Cert: N Cert Level: GreenPIS:	Soil Test: Out Storage: N Rail: N Crane: N Basement: N Elevator: None UFFI: No Assessment: Chattels: N LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:
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Bus/Bldg Name: Actual/Estimated: Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	For Year: Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	Financial Stmt: N EstValueInv At Cost: Com Area Upcharge: % Rent:
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