

	2020 Wentworth St 4 Whitby Ontario L1N 9A8 Whitby Whitby Industrial Durham SPIS: N Taxes: \$3,564.66 / 2020 / Annual Legal: Unit 4, Level 1, Durham Condominium Plan No 97;*	List: \$297,000.00 For Sale For: Sale Last Status: New DOM: 1
	Industrial Freestanding: N Industrial Condo Other Comm Condo Fee: \$505.68 Possession Remarks: 30-60 Days/Tba	Lse Term Months: / SPIS: N Franchise:

MLS#: E4915931 **PIN#: 270970004**

Total Area: 2,000 Sq Ft Ofc/Apt Area: 1,000 Sq Ft Indust Area: 1,000 Sq Ft Retail Area: Apx Age: Volts: Amps: Zoning: Industrial Truck Level: 0 Grade Level: 0 Drive-In: 1: 11' x 8' Double Man: 0 Clear Height: 10 Sprinklers: N Heat: Gas Forced Air Clod Phys Hdp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 29 x 34 Feet Unit Lot Irreg: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: Sanitary A/C: N Utilities: Y Garage Type: Outside/Surface Park Spaces: 4 #Trl Spc:	Prop Feat: Soil Test: Out Storage: N Rail: N Crane: Basement: Elevator: UFFI: Assessment: Chattels: Y LLBO: Days Open: Hours Open: Employees: Seats:
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Bus/Bldg Name:	For Year:	Financial Stmt:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	-Vacancy Allow:
Mgmt:	Water:	-Operating Exp:
Maint:	Other:	=NetIncB4Debt:
		EstValueInv At Cost:
		Com Area Upcharge:
		% Rent:

Client Remks: Stop Paying The Landlord Own Your Own Office; This Unit Has Been Renovated With A Second Floor It Feels More Like A Home Than A Business Location; Almost 2000Sq.Ft Of Finished Space; Could Be Used As Two Businesses In One Location; Includes Front Office W/ Reception Desk And Door Into Side Shop Which Has An 8'X11' High Roll Up Door W/ A Concrete Flr, Drainage System, Dbl Fire Doors On The Inside And Behind That In The Front Office Are Three More Rooms.

Extras: *Pt Lt 18 Broken Front Con, Pts 1, 2 & 3 40R12335. 4 Designated Parking Spaces In Front Of Unit. Visitor Parking Along Frontage Of Wentworth St, And Along Back Of Building. Roof (2020), Camera Security System In Location.

Listing Contracted With: RIGHT AT HOME REALTY INC., BROKERAGE 905-665-2500