

	<b>209 Dundas St W</b>		<b>List: \$935,000.00 For Sale</b>
	<b>Whitby Ontario L1N2M4</b>		
Whitby Downtown Whitby Durham 268-20-Q			
SPIS: N		For: Sale	
Taxes: \$13,500.00 / 2016 / Annual		Last Status: New	
Legal: Pt Lt 9 1st Dbl Range PI H50032 Whitby As In **			DOM: 3
Commercial/Retail		Freestanding: Y	Lease Term: /
Highway Commercial		SPIS: N	
Automotive Related		Franchise:	
Comm Condo Fee: Possession: Dec 1, 2017			

MLS#: E3845039		PIN#:	
Total Area:	3,510 Sq Ft	Survey:	
Ofc/Apt Area:	1,400 Sq Ft	Lot/Bldg/Unit/Dim:	67.81 x 133.33
Indust Area:		Feet Lot	
Retail Area:	2,110 Sq Ft	Lot Irreg:	
Apx Age:		Bay Size:	70x32
Volts:		%Bldg:	
Amps:		Washrooms:	2
Zoning:	C3-Dt	Water:	Municipal
Truck Level:		Water Supply:	
Grade Level:	3: 10'0" x 10'0"	Sewers:	San+Storm
Drive-In:		A/C:	N
Double Man:		Utilities:	Y
Clear Height:	14	Garage Type:	Covered
Sprinklers:	N	Park Spaces:	12 #Trl Spc:
Heat:	Gas Forced Air Open		
Phys Hdp-Eqp:			

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:** Hard To Find Car Sales Lot Downtown Whitby, Car Repair, Detailing And More! Centrally Located In Downtown Whitby On Hwy 2; Fenced In Outside Storage Area Approx 2992 Sf; Garage Approx 2110 Sf; Office Area Approx 1400 Sf; Front Parking Lot Approx 2538 Sf; 3-10X10 Roll Up Doors; Potential For Second Story; Existing Tenant For 6 Yrs; Roof Approx 12 Yrs Old; Gas Heat In 2004; Established Car Lot For Many Years; Zoning Variety Of Uses

**Extras:** \*\* D373642. Do Not Approach Tenant Directly; Survey Attached; Existing Tenant Leaving Nov 30, 2017. Clean Phase 1 Environmental

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