

	444 Taunton Rd E Oshawa Ontario L1H 2K5 Oshawa Samac Durham Taxes: \$29,839.00 / 2019 / Annual SPIS: N For: Sale % Dif: 100 Sld Area: 39380.00 Sq Ft Orig Price: \$2,099,900.00 Cont Dt: 6/19/2020 Sold Dt: 7/21/2020 DOM: 32	Sold: \$2,101,000.00 For Sale List: \$2,099,900.00 For Sale
	Commercial/Retail Freestg: Y Lse Term Months: / Highway Commercial Occup: Owner SPIS: N Automotive Related Franchise: Possession: Flexible Com Condo Fee: Dir/Cross St: Taunton Rd E / Wilson Rd N	

MLS#: E4801054 PIN#: 164290309

Lsd Price 1st Yr:	2nd Yr:	3rd Yr:	4th Yr:	5th Yr:
Total Area: 39,380 Sq Ft		Survey:		Prop Feat:
Ofc/Apt Area:		Lot/Bldg/Unit/Dim: 110.09 x 358.89		Soil Test:
Indust Area:		Feet Lot		Outside Storage:
Retail Area: 2,000 Sq Ft		Lot Irreg: 110.09 X 358.89 X 110.22 X		Rail: N
Apx Age:		358.77		Basement:
Volts:		Crane:		Elevator: None
Amps:		Bay Size:		UFFI:
Zoning: Comm. Psc-A		%Bldg:		Assessment:
Truck Level: 0		Washrooms: 4		Chattels:
Grade Level: 2		Water: Municipal		LLBO:
Drive-In:		Water Supply:		Days Open:
Double Man:		Sewers: San+Storm		Hours Open:
Clear Height: 18		A/C: Y		Employees:
Sprinklers: N		Utilities: Y		Seats:
Heat: Gas Forced Air Cload		Garage Type: Outside/Surface		
		Park Spaces: #Trl Spc:		

Bus/Bldg Name:	For Year:	Financial Stmt:	Actual/Estimated:
Taxes:	Heat:	Gross Inc/Sales:	Est Value Inv At Cost:
Insur:	Hydro:	Vacancy Allow:	Com Area Upcharge:
Mgmt:	Water:	Operating Exp:	% Rent:
Maint:	Other:	=Net Inc B4 Debt:	

Client Remks: Prime Updated Commercial Property Almost An Acre, 4 Separate Store Fronts, 7 Plus Service Bays Currently Used For Automotive. Large Building, Frontage And Depth. Plenty Of Parking, High Traffic Count, 20,000 Cars Daily Pass High Density Area Of "New" Oshawa. Psc-A Zoning. Many Permissible Uses. Close To Legends Rec Centre/Home Depot/Walmart/Canadian Tire And 407. Many Other Details.
Extras: Buyer And Agent To Verify All Measurements And Taxes.

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