



**751 Farewell St**  
**Oshawa Ontario L1H6N4**  
 Oshawa Farewell Durham 277-29-T  
**SPIS: N** **For: Sale**  
**Taxes: \$8,530.16 / 2018 / Annual** **Last Status: New**  
**Legal: Pt Lt 5 Con Broken Front East Whitby As In D472559** **DOM: 25**

Commercial/Retail **Freestanding: Y** **Lse Term Months: /**  
 Service **SPIS: N**  
 Automotive Related **Franchise: N**  
**Comm Condo Fee: Possession: 120 Days**

**MLS#: E4378678** **PIN#:**

**Total Area:** 5,000 Sq Ft  
**Ofc/Apt Area:** 750 Sq Ft  
**Indust Area:** 4,250 Sq Ft  
**Retail Area:** 0 Sq Ft  
**Apx Age:**  
**Volts:**  
**Amps:**  
**Zoning:** Industrial  
**Truck Level:** 1: 13'6"  
**Grade Level:** 0  
**Drive-In:** 1: 13'6"  
**Double Man:** 0  
**Clear Height:** 20  
**Sprinklers:** N  
**Heat:** Radiant  
**Phys Hdp-Eqp:**

**Survey:**  
**Lot/Bldg/Unit/Dim:** 78.71 x 180 Feet  
 Lot  
**Lot Irreg:**  
**Bay Size:**  
**%Bldg:**  
**Washrooms:** 2  
**Water:** Municipal  
**Water Supply:**  
**Sewers:** Sanitary  
**A/C:** N  
**Utilities:** Y  
**Garage Type:** None  
**Park Spaces:** 15 #Trl Spc:

**Prop Feat:**  
**Soil Test:** Y  
**Out Storage:** Y  
**Rail:** N  
**Crane:** Y  
**Basement:** N  
**Elevator:** None  
**UFFI:** No  
**Assessment:**  
**Chattels:** N  
**LLBO:** N  
**Days Open:** 5  
**Hours Open:**  
**Employees:** 3  
**Seats:**

<b>Bus/Bldg Name:</b>	<b>For Year:</b>	<b>Financial Stmt: Y</b>
<b>Actual/Estimated:</b>		
<b>Taxes:</b>	<b>Heat:</b>	<b>Gross Inc/Sales:</b>
<b>Insur:</b>	<b>Hydro:</b>	<b>-Vacancy Allow:</b>
<b>Mgmt:</b>	<b>Water:</b>	<b>-Operating Exp:</b>
<b>Maint:</b>	<b>Other:</b>	<b>=NetIncB4Debt:</b>
		<b>EstValueInv At Cost:</b>
		<b>Com Area Upcharge:</b>
		<b>% Rent:</b>

**Client Remks:** Price Is For Building. Excellent 5000 Sq.Ft. Building; 2 Road Frontages; Just Off 401; 15'2" Ceiling; Almost 1/2 Of An Acre; Many Uses; Presently Used As Auto Repair & Engine Rebuilding; 3 Overhead Cranes; Mezzanine With Office; Storage And Lunch Rm; Potential To Expand; Lost Of Parking; Open Air Style Construction With No Posts; Additional Main Fl Office; Outside Storage; 2 Large Doors. Building Is Connected By 1 Wall To Neighbour's Building.  
**Extras:** Incl: Cranes & 2 Hoists. Excl: Parts And Most Equipment. This Building Is Immaculate. 2001 Phase 1 Available. Financials For 2015, 2016 Available. Chattels Exclude Personal Tools; Machinery; New And Used Parts. Do Not Approach Employees.

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