

	116 Brock St N Whitby Ontario L1N4H2 Whitby Downtown Whitby Durham 268-20-Q SPIS: N Taxes: \$11,820.37 / 2021 / T.& O. Legal: Plan H50030 Blk A Pt Lot 8 Rp 40R7692 Parts 2 4 Pt	List: \$2,500,000.00 For Sale For: Sale Last Status: New DOM: 0
	Commercial/Retail Multi-Use Other Comm Condo Fee:	Freestanding: N Other Possession Remarks: Tba

MLS#: E5657241 PIN#:

Total Area: 6,314 Sq Ft Ofc/Apt Area: Indust Area: Retail Area: 4,339 Sq Ft Apx Age: Volts: Amps: Zoning: C3 Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: Y Heat: Gas Forced Air Clousd Phys Hdp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 52.85 x 45 Feet Unit Lot Irreg: Irregular Shaped Per Geowarehouse Bay Size: %Bldg: Washrooms: 6 Water: Municipal Water Supply: Sewers: A/C: Y Utilities: Y Garage Type: Street Park Spaces: #Trl Spc:	Prop Feat: Soil Test: Out Storage: Rail: Crane: Basement: Y Elevator: UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:
---	---	---

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

Client Remks: Excellent Prime Location Commercial Area Close To Corner Of Brock And Hwy 2 With Busy Downtown Whitby Locale. Great Investment Opportunity Multi-Purpose Commercial Space Features Restaurant And Retail Store With Finished Basement And 2 Bedroom Apartment Units Upstairs. Recently Renovated Restaurant, One Apartment With Updated Kitchen, Updated Roof And New Heating And A/C. Floor Plans Attached. Click On The Realtor's Link For Feature Sheet, Video And 3D Virtual Tour Of Restaurant.

Extras: Apt 2 Fridges 2 Stoves All As Is, Rest Hood Fan, Stove & Walk In Fridge ,All Elf, 2 Hot Water Tank (Rental). Rest Is 2 Units (Approx. \$1,800+ Lease Mo), Comp Store Is 2 Units (Approx. \$2,500 Lease Mo), 2 Apt Units (Approx. \$1,200/Unit Mo)

Listing Contracted With: KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE, BROKERAGE 905-428-8100