


MARCUS KOLLMANN, Salesperson
CENTURY 21 ASSOCIATES INC., BROKERAGE
 5659 McAdam Road, Unit #C1, Mississauga, Ontario, L4Z 1N9
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	2355 Derry Rd E 1 Mississauga, Ontario L5S1V6 Dist: W17		List: \$359,900 For Sale Sale
	Map: 460-49-B Dir/Cross St: Derry & Torbram Peel Condo Plan 404 Level 1 Unit 1		DOM: 111 Last Status: Pc Taxes: \$5,605.46/2007/Annual
Industrial Industrial Condo Other Possession: Immediate Commercial Condo Fees: \$390.41		Freestanding: N Occup: Vacant	Lease Term: Holdover: 180 SPIS: N Franchise:
MLS#: W1327174 PIN#:			
Total Area: 2,680 Sq Ft Ofc/Apt Area: 1,536 Sq Ft Indust Area: 1,144 Sq Ft Retail Area: Apx Age: Volts: Amps: Zoning: M1 Truck Level: 0 Grade Level: 0 Drive-In: 1 8'0" X 7'6" Double Man: 0 Clear Height: 12' 0" Sprinklers: Y Heat: Gas Forced Air Open	Survey: Lot/Bldg/ Unit/Dim: 0X0 Unit Lot Irreg: Crane: Bay Size: 21' X 54'6" %Bldg: Washrooms: 2 Water: Municipal Water Supply: Sewers: A/C: Part Utilities: Y Garage Type: Outside/Surface Park Spaces: #Trl Spc:	Public Transit Soil Test: Outside Storage: N Rail: N Basement: N Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:	
Bus/Bldg Name: Actual/Estimated:		For Year:	Financial Statement:
Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	Gross Inc/Sales: - Vacancy Allow: - Operating Exp: = Net Income B4 Debt:	Est Value Inv At Cost: Com Area Upcharge: Percentage Rent:
Remarks For Clients: Spacious Corner/End Unit On North Side Of Derry Rd, Just West Of Torbram. Upper Level Is Complete Office Space With 16 Ft Ceiling, 2 Washrooms, Separate Kitchen Area With Walkout To Small 'Smoking Terrace'. 210 Sq Ft Of Mezzanine Storage [Not Included In Square Footage]. Main Level Features Warehouse Space With Lots Of Natural Light & Drive-In Door Extras: Monthly Maintenance Fee \$390.41 + Gst. Seller Will Consider Holding A Mortgage For Qualified Buyers.			
(Empty section for additional remarks or notes)			