

|              |             |                 |               |                |                 |             |             |       |                |                |             |
|--------------|-------------|-----------------|---------------|----------------|-----------------|-------------|-------------|-------|----------------|----------------|-------------|
| Edit Listing | Photo Admin | Documents       | MapView       | Amort Schedule | Assessment Data | Sales Data  | eMail Agent | Flyer | Send via eMail | Add to Contact | Add to Cart |
| Open House   | Map Edit    | Buyer Qualifier | Filogix Forms | View Log       | REALTOR® View   | Client View |             |       |                |                |             |



|               |                                    |             |                        |
|---------------|------------------------------------|-------------|------------------------|
| Price:        | <b>\$259,900</b>                   | MLS® #:     | <b>092102004502900</b> |
| Status:       | <b>Active</b>                      | PIN #:      |                        |
|               |                                    | File #:     | <b>201150931</b>       |
| Legal Descr.: | <b>PLAN 8828 PT LOT 2 S FOSTER</b> |             |                        |
| Address:      | <b>4 GORE ST E</b>                 |             |                        |
| City:         | <b>PERTH, K7H 1H5</b>              |             |                        |
| Side of Road: |                                    | District:   | <b>LANAR / PERTH</b>   |
| Lot Size:     | <b>30 X 40</b>                     | Sub-Dist:   | <b>PERTH</b>           |
| Appx Sq. Ft.: | <b>1200</b>                        | Zoning:     | <b>COMMERCIAL</b>      |
| Out.Dim.:     |                                    |             |                        |
| List.Date:    | <b>23-JUN-2011</b>                 | Possession: | <b>TBA</b>             |

[Quick Map](#)

[All](#)

**Public Remarks** OPPORTUNITY AND LUCK COMBINE TO BRING YOU THIS CHANCE-A SOLID OPERATING BUSINESS WITH A SOLID INCOME PRODUCING BUILDING-BUY BOTH, OR ONE OR THE OTHER-ONLY TWO YEARS OLD-FULLY OUTFITTED BUSINESS INCLUDING WALK IN FREEZER/FRIDGE, SALAD BAR TABLE, ICE MACHINE, BOTTLE FRIDGES AND MORE-TWO NEW WASHROOMS-SPACIOUS 3-BEDROOM APARTMENT BRINGING IN \$650/MONTH-USE YOUR IMAGINATION AND START YOUR BUSINESS NOW!

**directions**

**Show Instr.** TLBO

|                 |   |                  |   |                    |   |
|-----------------|---|------------------|---|--------------------|---|
| Type:           | <b>Commercial Retail</b>                                      | Heating:         | <b>Forced Air</b>   | Exterior:          |   |
| Sale/lease:     | <b>For Sale Only</b>  | Fuel - Heating:  |   | Driveway:          | <b>None</b>   |
| Title to Land:  | <b>Freehold</b>   | Fire Protection: | <b>Sprinkler, Smoke Detector</b>                                  | Construction:      |   |
| Property Size:  | <b>Under 0.5 Acres</b>  | Utilities:       | <b>Sewer, Municipal Water, Electrical, Telephone, Natural Gas</b> | Internal Features: | <b>Living Accommodations, Public Washroom, Window Display, Ventilation System, Laundry Facilities</b> |
| Site Influence: | <b>Highway Access, Shopping Nearby, High Traffic Location</b> | Rental Equipm.:  | <b>Water Heater</b>   | Roof:              | <b>Metal</b>  |
|                 |   | Documents:       | <b>Financial Statements , Chattel/Equipment , Contracts</b>       | Floor:             | <b>Concrete, Wood</b>   |

**Inclusions**

**Exclusions**

**REALTOR® Remarks**

|                      |            |          |           |       |            |          |  |              |                 |
|----------------------|------------|----------|-----------|-------|------------|----------|--|--------------|-----------------|
| Floors:              |            | Sign:    | <b>No</b> | UFFI: | <b>NO</b>  | Garage:  |  | Gar.Details: |                 |
| Rental Income:       | <b>YES</b> | Lockbox: | <b>No</b> | SPIS: | <b>Yes</b> | Parking: |  | Park.Dim.:   |                 |
| Approx Building Age: |            |          |           |       |            |          |  | File #:      | <b>11062773</b> |

| Type                | Net Rental Area | Rental Rate | Occupant | Lease Expiry   |
|---------------------|-----------------|-------------|----------|----------------|
| # Residential Units |                 | \$650/MONTH | TENANT   | MONTH TO MONTH |

|                |               |                 |              |                |               |
|----------------|---------------|-----------------|--------------|----------------|---------------|
| Heating:       | <b>Owner</b>  | Prop.Taxes:     | <b>Owner</b> | Bus.Tax:       |               |
| Electricity:   | <b>Owner</b>  | Water:          | <b>Owner</b> | Insurance:     | <b>Tenant</b> |
| Int.Maint.:    | <b>Tenant</b> | Ext.Maint.:     | <b>Owner</b> | Struct.Maint.: | <b>Owner</b>  |
| Gross Revenue: |               | Total Expenses: |              | Net Income:    |               |
| Lease Type:    |               |                 |              |                |               |

Assessment: \$ Taxes: **\$4117 (2010)** Improvements:

| Mortgage 1 Information |                       |                |           | Mortgage 2 Information |           |                |           |
|------------------------|-----------------------|----------------|-----------|------------------------|-----------|----------------|-----------|
| Mortgagee:             | <b>TREAT AS CLEAR</b> | Mortg.Rate:    |           | Mortgagee:             |           | Mortg.Rate:    |           |
| Mortg.Amount:          | <b>\$</b>             | Due Date:      |           | Mortg.Amount:          | <b>\$</b> | Due Date:      |           |
| Payment (PI):          | <b>\$</b>             | Payment (PIT): | <b>\$</b> | Payment (PI):          | <b>\$</b> | Payment (PIT): | <b>\$</b> |
| Subj.to Verif.:        |                       |                |           | Subj.to Verif.:        |           |                |           |

|              |                            |            |  |           |  |
|--------------|----------------------------|------------|--|-----------|--|
| Seller Name: | <b>FRANK RAFBRO</b>        | Home Tel.: |  | Bus.Tel.: |  |
| Seller Name: | <b>SHERIE LYNN RAFEIRO</b> | Home Tel.: |  | Bus.Tel.: |  |

Listing Office: **162 ROYAL LEPAGE PAULINE AUNGER REAL ESTATE BROKERAGE 613 267-7766** Listing Agent: **MARK LEE 613-267-7766**

SP: **2.5%**