

INVESTMENT OPPORTUNITY- HAMILTON

OFFERED AT 10% + CAP RATE @ \$ 649,500



- Major intersection location
- Very high Traffic count
- 3200 Sq ft of prime retail/commercial space available from Sept,2009
- Building has 6 offices on the 1st floor
- Potential NOI approx. \$70,000

Tenant	Area (sq ft)	Annual Rent	Net/Semi-gross	Term	options
Scotia Bank	3000 + 400	53,987	Semi gross	Aug 2009	
Karate School	1600	12,000	Semi gross	Month to month	
Dr.Penny(Dentist)	700	9,500	Semi gross	June 2010	1 x 5 yrs
Accounting Co	650	2,880	Semi gross	Month to Month	
Accounting Co.	150	1,920	Semi gross	Month to Month	
Publishing Co	800	8,500	Semi gross	Month to Month	
Vacant office	750	6,600			
Vacant office	700	6,000			

	Present	Potential
Gross income	\$ 88,787.00	\$102,887.00
Expenses	\$ 33,392.65	\$ 33,392.65
Net Operating Income	\$55,394.35	\$ 69,494.35

For more information please contact:

REAL ESTATE INVESTMENT SOLUTIONS

Direct Cell 647 295 5501 | Direct Toll free 1888 747 3005

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Dir: **647-295-5501**
Off: **905-858-3434**

8850 Millcreek Drive
Mississauga, ON L5N 4J9
Fax: 905-858-2682
sanjiv.puri@connect2realestate.ca
www.connect2realestate.ca