

For More information:

Sanjiv Puri

Real Estate Broker

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Re/Max Realty Specialist Inc.

Brokerage

6850 Millcreek Drive

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P: 905 858 3434

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**REAL ESTATE INVESTMENT
SOLUTIONS**

Triple "A" Tenants

Triple Net leases

Offered at \$3,399,000

FOR DISCUSSION PURPOSE ONLY

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it.

Buyer and or Buyer agent to verify all information.

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Mississauga

INVESTMENT OPPORTUNITY

Triple "A" Tenants – Triple Net leases

725 & 769 Burnhamthorpe Rd. West



MAIN STREET PLAZA IN THE HEART OF MISSISSAUGA

- Triple 'A' Tenants
- Triple Net Corporate Leases
- Burger King with rare drive through
- Speedy Auto Service with 4 service bays
- Long leases with escalating rents
- 70 parking spots
- Very high exposure location

Total area – 1.06 acres

Burger King - 2789 sq ft

Speedy Auto Service – 4932 sq ft

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FINANCIAL INFORMATION:

Gross Income	\$ 265,183
Operating Expenses	
<u>Includes :</u>	
Realty Taxes	
Insurance	
Maintenance	\$ 51,996.00

Net Operating income(NOI-2008) \$ 213,187.18

Escalation from 2012 onwards

Speedy by \$ 14,000

Burger king by minimum agreed amount as per lease

1st Mortgage to be assumed \$ 2,000,000 approx.
At current mortgage rates

Principal paid every year \$ 40 - 50,000 approx.

Burger King - Lease till 2012 with 2 x 5 year options

Speedy Auto Service – Lease till 2017 with 2 x5 years

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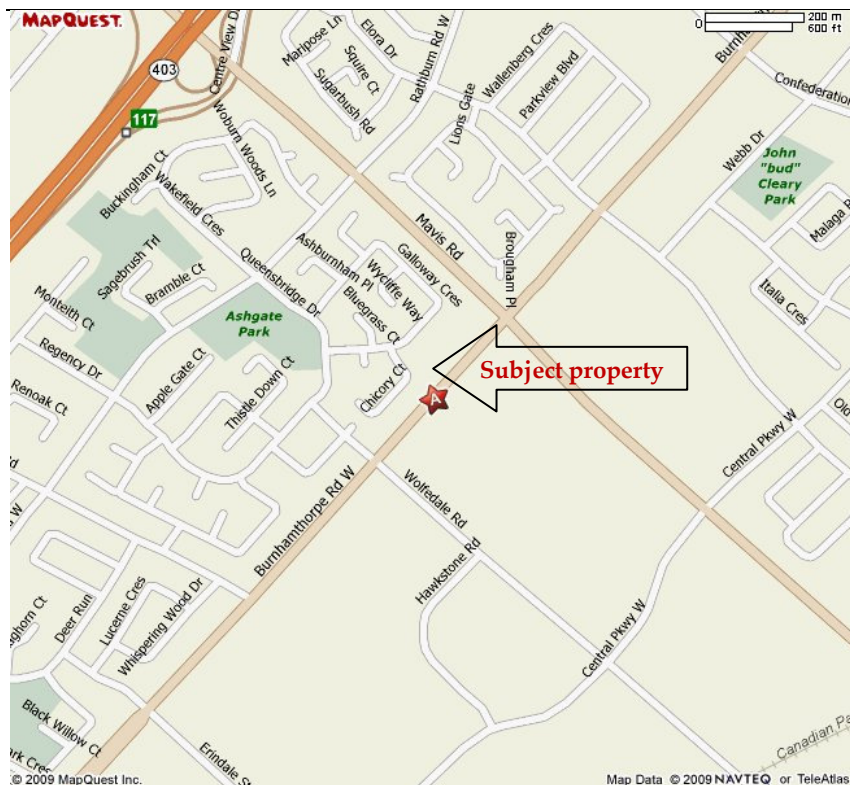
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Directions



- From 403 West bound exit on Mavis Road direction South
- Make a right on Burnhamthorpe Rd. West.
- The subject property will be on your right.