



Berczy Village Shopping Centre located at the North East Corner Of Bur Oak Ave and Kennedy Road. This plaza comprises of 3 buildings and 24 retail units with national tenants like Pizza Nova, Subway.

Asking Only \$1M

This investment comprises of the rent coming from the units used for garbage, electrical, utilities etc. Since the inception of the building, the condo management has been paying rent to the developer of the plaza who kept these areas to him and SOLD the remaining units in the plaza. The rent currently is around 3893\$/month and no additional expense towards these, all expenses (insurance, maintenance) are handled by the condo management (**no property taxes**). This is a SOLID investment property with a history of over 10 years and rent increase every year in September by app 3%. If required a **lease** can be created with condo management instead of basing the rent increase per **the past/market change**.

Below is the breakdown of the units to be purchased mentioned here in:

Bldg A: Garbage Room – 115.2 sq ft, Electrical Room – 69.11 sq ft

Bldg B: Garbage Room – 315.5 sq ft, Electrical Room – 124.87 sq ft

Bldg C: Garbage Room – 268.25 sq ft, Electrical Room – 87.13 sq ft, Sprinklers – 105.06 Sq Ft

Total Size – 1085 sq ft (**there is physical deed for all these individual units mentioned above**)

For more info (condo declaration) visit the below URL.

<http://www.realestatebydua.com/property/BerczyVillageShoppingCentreDeclaration.pdf>

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