



FOR SALE

187 St. Mary's Road

~Building Area:

Building—~3,551 sq. ft main floor
~1,000 sq. ft. lower level
Lot Size— ~6,042 sq. ft. irregular

\$1,395,000.00

Plus Goods and Services Tax (GST)

For more information contact:

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FOR SALE: 187 ST. MARY'S ROAD

LOCATION:	187 St. Mary's Road
BUILDING AREA:	~ 3,551 sq. ft. main level as per city assessment ~1,000 sq. ft. finished lower level.
LOT SIZE:	Irregular 6,042 Sq. Ft.
ZONING:	C1
AGE BUILT:	1957
FEATURES:	Main floor office area has recently been re lamped with new LED lighting and new air conditioning. The main floor contains a reception area with board room adjacent and 2 washrooms, 8 private offices and 3 person office, storage, vanity, and kitchen. Lower level is finished and has one washroom attached. Heating is by a gas fired hot water boiler. Building has on site security system.
2023 REALTY TAXES:	\$19,665.85
POSSESSION:	Arranged
PARKING:	4 in a row on East Side of Building
FINANCING:	Purchaser to arrange its own financing
SALE PRICE:	\$1,395,000.00 Purchase price is subject to Goods & Services Tax



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Reception



Kitchen

General Office Area



Board Room





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Private Office



Lower Level

Three Person Office

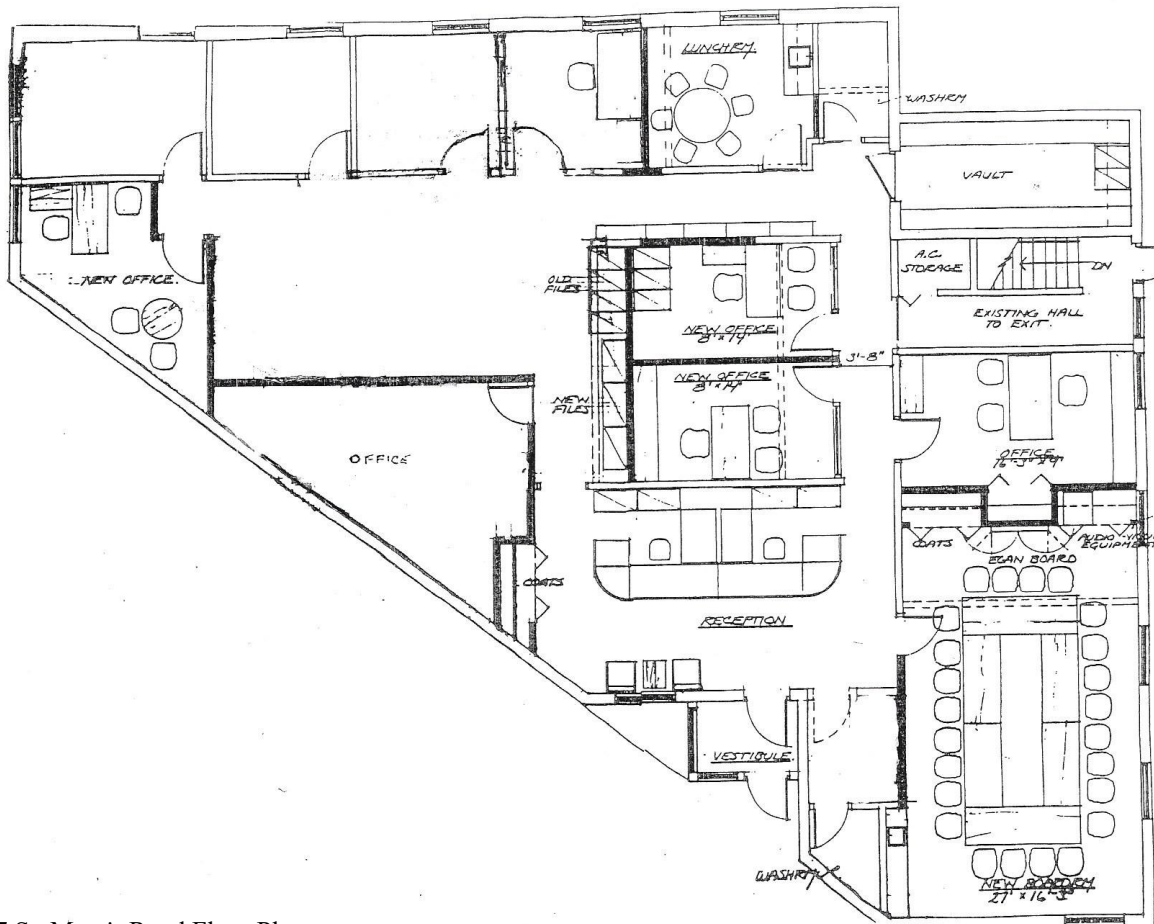


Storage
Vault





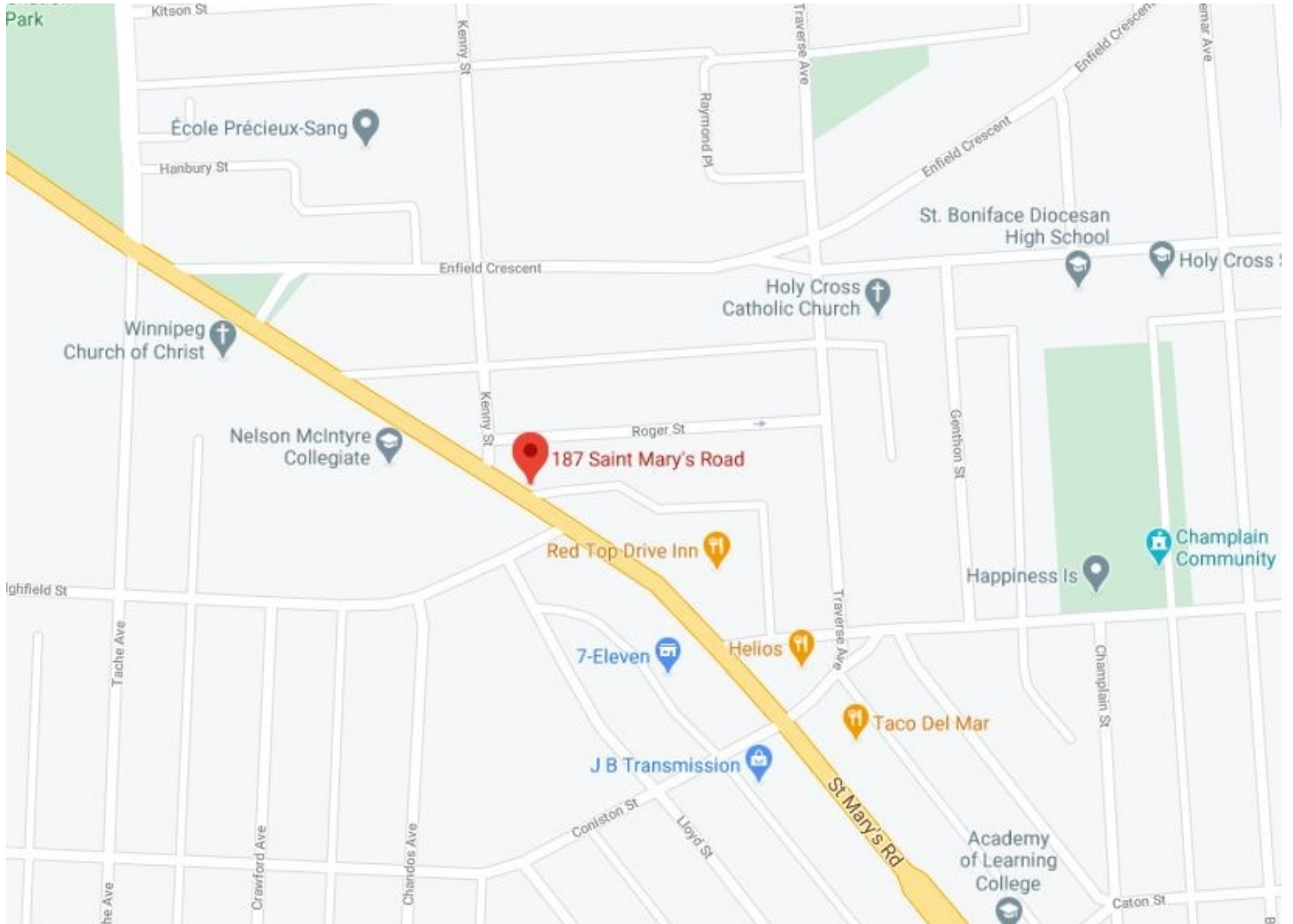
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187 St. Mary's Road Floor Plan



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