



Price: \$470,000 Status: Active	MLS#: 20135422 PIN #: 641250062 Roll #: 271906001216600
Legal Descr.: LOT335-338,BEING THE WHOLE OF PIN 64125-0062 , R0225593,PT1&2,59R2709;S/TR0332047; Address: 12-18 CLARK ST City: WELLAND, L3B 5W6 Side of Road: North	
Lot Size/Acreage: 150 X 230 Square Footage +/-: 9,300 Lot Frontage: 150.00 Out.Dim.: Exposure:	District: 07 Sub-Dist: 771 Specific Zoning: L1 Occupancy: Tenant/Vacant
List.Date: 10-JAN-2011	Possession: IMMED

Remarks WELL CONSTRUCTED SINGLE STOREY DETACHED BUILDING, BLOCK CONSTRUCTION 18FT CLEARANCE HEIGHT, 3 GRADE LEVEL DOORS, 3 PHASE HYDRO, DIVISIBLE TO 2 OR 3 UNITS. 9300 SQFT & ADD'L 3000 SQFT UPPER MEZZANINE, UNIQUE ZONING-COMMERCIAL/INDUSTRIAL. PAVED DRIVEWAYS & LOT. FENCED IN YARD W/SECURED GATES. BUILDING CAN BE INCREASED APPROX 7500 SQFT. RADIANT & FORCED AIR GAS FURNACE, CLOSE TO MAJOR HIGHWAYS, EASEMENT ON WESTERLY PART OF PROPERTY.

Near/Directions SOUTH PRINCE CHARLES TO CLARK ST

Documents

Show.Instr. LOCK BOX

Type: Industrial, Manufacturing, Warehouse	Heating: Forced Air, Natural Gas, Radiant	Exterior Features: Doors 10 - 15 ft., Doors 15 - 20 ft., Fully Fenced, Grade Loading, Lighting, Outside Storage
Sale/lease: For Sale Only	Fire Protection: Smoke Detector	Driveway/Parking: Asphalt
Tenure: Freehold	Services: Municipal Water, Natural Gas	Construction: Block
Property Size: 0.5 -0.99 Acres	Rental Equipm.: None	Interior Features: Air Condition Partial, Air Lines, Building Divisible, Floor Drains, Flourescent Lights
Access/Restrictions: Easement	Documents: Building Location Certificate	Roof: Flat
Site Influence: Ample Parking, Cul De Sac, Fenced, Highway Access		Floor: Concrete

Inclusions

Exclusions

Floors: 1	Sign: Yes	UFFI: NO	Garage: No	Gar.Details:
Rental Income: YES	Lockbox: Yes	SPIS:	Waterfront: No	Water:
Building Age +/-: 35			Parking: Yes	Park.Dim.: 15 CARS

Type	Net Rental Area	Rental Rate	Total/Yr	Lease Expiry
Heating:		Prop.Taxes:		Bus.Tax:
Electricity:		Water:		Insurance:
Int.Maint.:		Ext.Maint.:		Struct.Maint.:
Gross Revenue:		Total Expenses:		Net Income:
Lease Type: Gross				

Assessment: \$ **Taxes:** \$15758.00 (2010) **Local Improvements:**

Mortgage 1 Information		Mortgage 2 Information	
Mortgagee:	Mortg.Rate:	Mortgagee:	Mortg.Rate:
Mortg.Amount: \$	Due Date:	Mortg.Amount: \$	Due Date:
Payment (PI): \$	Payment (PIT): \$	Payment (PI): \$	Payment (PIT): \$
Subj.to Verif.:		Subj.to Verif.:	

Seller Name: LUPI HOLDINGS LIMITED **Home Tel.:** **Bus.Tel.:**

Listing Office: COLDWELL BANKER MOMENTUM REALTY, BROKERAGE - 196 **Listing Agent:** NICK DOSA 905-328-9678
905 935-8001 (fax: 905 682-7812)

Condition Clause: **Escape Clause:**
SB Commission: 2.5%+HST

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