

2018-10-12

135 ORMOND ST #203, Brockville K6V 5Y2

ML#: 1120655



LB: [2052](#) LB2:
 ID: [R1650](#) ID2:
 Dist/Neigh: 810- Brockville
 Munic:
 Roll#: 0802010020384000000
 PIN: 441690121
 NeighNm: Brockville
 Site Area:
 Lot Size:
 Zoning:
 Zoning Desc: Commercial
 Poss Info: Immediate
 Ind Type:
 Occupancy: Vacant
 Title:
 Seller1: 1825624 Ontario Inc.
 Seller2:
 Legal: LT 38-41 BLK 18 PL 67; BROCKVILLE

Status: Active
 ID3:
 LP:
 OLP:
 Lease Rate: \$12.00/SF
 Trans Type: Lease
 Sub Type: Office
 Lease Type:
 LD: 2018-07-31
 Fronting: East
 # Acres:
 Bldg Sqft:
 Total Sqft:
 Board: Rideau

Directions/Remarks

Directions: North on Ormond Street from Pearl Street. Property on the Right

Public Remarks: \$12.00/sq ft + 6.35/sq ft CAM(Heat, Hydro and common area maintenance) + share of taxes. Bright, well located office space, just steps from the Brockville General Hospital. With 1040 sq. ft and spacious parking for all tenants. Unit #201 features a reception and waiting area, 1 bathroom, 3 offices and two kitchen type spaces once used as a dentists office. Also available in the same building are three smaller office spaces that include a waiting area for your clients. Can be leased individually, or as a whole. Please contact the listing agent for more information. There is no lack of convenience and access at 135 Ormond St.

General/Industrial/Warehouse

NOI:	Ann Gross Inc:	Op Cost/Yr:	Oth Cost Yr:
Year Built:	MS:	M/C:	
RentSqft:	OfficeSqft:	Warehs Sqft:	Retail Sqft:
UsableSqft:	OtherSqft:	VacSqft:	Sign:
Tenancy: Multi	Parking:	Add Cost:	Esc/Yr%:
Power:	Ceiling Height:	Loading:	
Lease Option:	Existing Improv:		
Ten Ind:			
Fire Retrofit:	Enviro Assess:	Fire Protection:	
Manage Comp:		Manage Ph:	

Apartment/MultiFamily

#Storeys:	Tot # Units:	# Bach Units:	1 Bedrm Units:	2 Bedrm Units:	3 Bedrm Units:
#Oth Units:	Tot # Park:	# Surf Park:	# Under Park:	# Deck Park:	# Elevators:
Rooming Lic:					
Management Exp:	Supplies Exp:	Ann Rent Inc:	Vac Loss:		
Prop Taxes Exp:	Security Exp:	Parking Inc:	Vacancy %:		
Insurance Exp:	Elevators Exp:	Laundry Inc:	ADS:		
Water/Sewer Exp:	Garbage Exp:	Other Inc:	Cash Flow:		
Heat Exp:	Wage Exp:				
Hydro Exp:	Cable TV Exp:	Ann Gross Inc:			
Maintenance Exp:	Legal Exp:	TOE:			
Lawn/Snow Exp:	Other Exp:	GOI:			
Advertising Exp:		NOI:			

Business

Bus Type:	Hosp Type:	Name:
#FT/PT:	# of Parking:	Rent Details:
Lease Exp:	Lease Option:	
Bus Taxes/Year:	Gross Sales/Yr:	Hrs of Op:
Inventory:		Size Prem:

Land

Serv:	Pot Use: Office
Exist Improv:	# Acres:

Other Information

Taxes/Yr:	Assmt/Yr:	Survey/Yr:
Lease:		

Representative Information

Rep Remarks:				
CtoSO: 1000	First Refusal:	SRR: No	MP: No	
Cont Aft Exp: No	Lockbox:		SignOn: Yes	
Oth Lst Cond: No	Cond Remarks:			

Office Information

List Broker #1:	CENTURY 21 TOWNSMAN LTD., Brokerage / Ph: 613-345-2121 / Fax: 613-345-0680		
List Rep #1:	CHRIS WILTSHIRE - Salesperson/ Direct: 613-360-7972		
List Rep #1 Email:	chriswiltshire40@hotmail.com	List Rep #1 Web:	http://chris.wiltshire@century21.com
Sold Date:	Sold Price:	Closing Date:	CREA DDF: Yes
Last Mod: 2018-07-31	Total Lease Amt:	Cancel Date:	

