



**GEORGE
GICOPOULOS**
Sales Representative



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Royal LePage Triland Realty
Independently Owned and Operated, Brokerage
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ADDRESS: 215 THAMES STREET, SOUTH INGERSOLL, ON

ASKING PRICE: \$595,000.00

TYPE: Free-Standing Building & Land

**BUILDING SIZE: 3,000 Sq. Ft. (main floor) + 3,000 Sq. Ft.
Basement**

LEASE TYPE: Net, Net

EXPIRY DATE: July 31st (2021) + 2 x 5 Year Renewal Options

PROPERTY TAXES: \$19,648.00 (2011)

NET ANNUAL INCOME Years 1-5 \$48,000.00
Years 6-10 \$51,000.00

PROPERTY SIZE: 98' x 232' (approximately 1/2 acre)

ZONING: Comm.

OWNERS: 2085132 ONTARIO INC.

COMMENTS:

Great Investment Property on 10 year lease with well known successful franchise system (Crabby Joe's) with 10 years lease + renewal options. Approximately 1/2 acre of land in the middle of Ingersoll with 3,000 Sq. Ft. building with fully finished basement for private functions, banquets etc. Good solid building approximately 35 years old. Same Tenant since 1996. Excellent location next to T.D. Bank right downtown.

Call George for Complete Details.

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