



**382 HOLLAND ST W
382 HOLLAND STREET WEST
BRADFORD, ONTARIO L3Z 1J3**

OFFERING SUMMARY

	YEAR 1	YEAR 2
Price	TBD by Market	
Down Payment	All Cash	
Gross Leasable Area	7,000	
Occupancy	Vacant	
Year Built	1970	
Lot Size	0.66 acre(s)	
CAP Rate	0.0%	0.0%
Net Operating Income	\$136,885	\$136,920
Net Cash Flow After Debt Service	\$136,885	\$136,920
Total Return	\$136,885	\$136,920



INVESTMENT HIGHLIGHTS

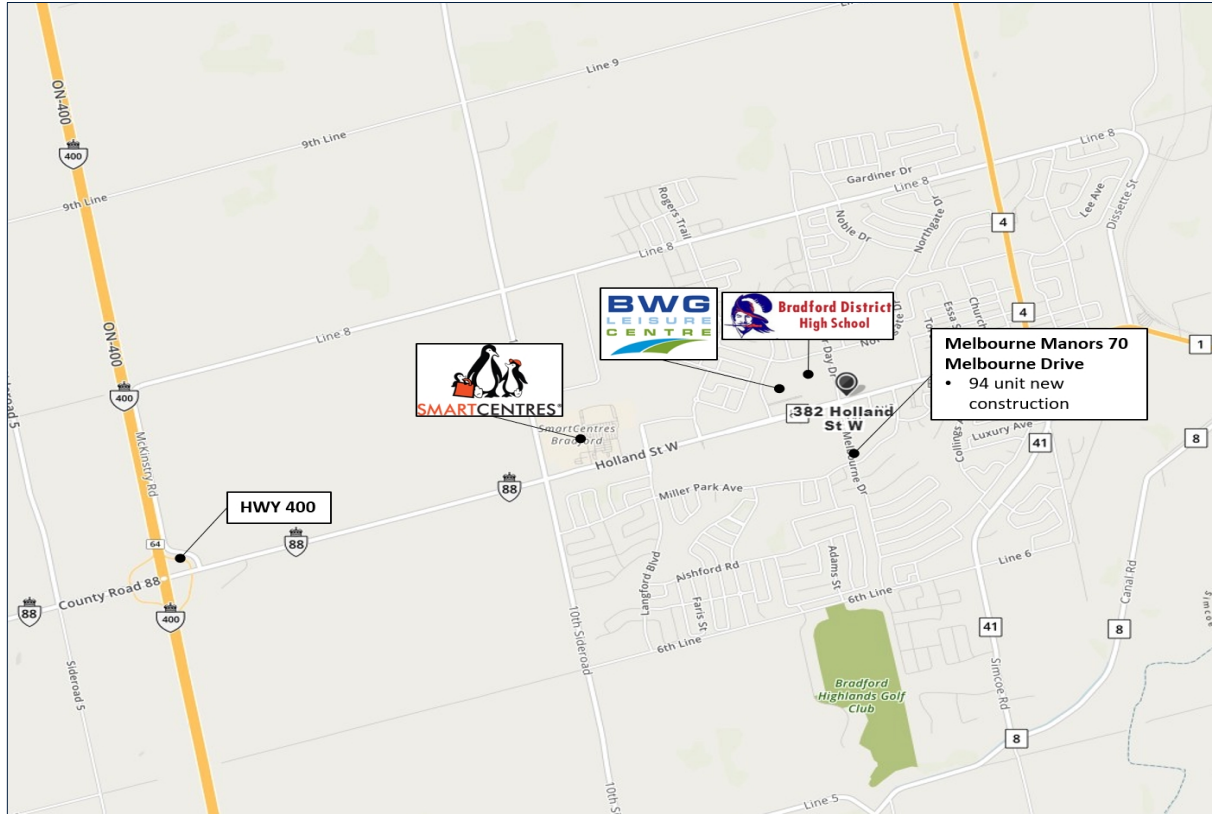
- C2 zoning allowing for 5 story structure
- Ideal for Medical Use but allows for many others
- Prime Location on Major Thruway connected to the 400
- 44 Parking Spaces

Vacant Possession On Closing - Projected Income Used

EXCLUSIVELY LISTED BY:

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REVENUE		
	YEAR 1	YEAR 2
Base Rental Revenue	\$136,885	\$136,920
Reimbursement Income	\$33,200	\$3
Miscellaneous Income		
Potential Gross Revenue	\$170,085	\$136,923
General Vacancy		
Effective Gross Revenue	\$170,085	\$136,923

EXPENSES		
	YEAR 1	YEAR 2
CAM	\$7,000	\$2
Insurance	\$4,200	\$1
Real Estate Taxes	\$22,000	
Management Fee		
Miscellaneous Expenses		
Total Expenses	\$33,200	\$3

NET OPERATING INCOME		
	YEAR 1	YEAR 2
Net Operating Income	\$136,885	\$136,920