


Prepared by NAV SIDHU, Salesperson
HOMELIFE MAPLE LEAF REALTY LTD., BROKERAGE
 647-801-6464
 11/26/2012 12:39:30 AM

	4620 Highway 45 List: \$250,000 For Sale Cobourg, Ontario K9A4J9 Northumberland Cobourg Sale Dir/Cross St: Hwy 45/Cap Wilson DOM: 17 Last Status: New Pt Lt 0 Con 2 Hamilton Pt 1, 39 R1525;S/Execuion Taxes: \$13,944.77/2011/Annual													
	Commercial/Retail Highway Commercial Freestanding: Y Occup: Vacant	Lease Term: Holdover: 180 SPIS: N 900-11-J Franchise: N												
Possession: 15/30/45 Commercial Condo Fees:														
MLS#: X2508841 Seller: Korea Exchange Bank Of Canada (Under Power Of Sale) Contact After Exp: N PIN#: 511050400														
Total Area: 4,000 Sq Ft Ofc/Apt Area: Sq Ft Indust Area: Sq Ft Retail Area: 3,000 Sq Ft Apx Age: Volts: Amps: Zoning: Highway Commercial Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Gas Forced Air Open Phys Hdcap-Equip:	Survey: Lot/Bldg/ Unit/Dim: 150X220 Feet Unit Lot Irreg: Irregular Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: Septics A/C: N Utilities: N Garage Type: Outside/Surface Park Spaces: 20 #Tri Spc: Energy Cert: N Cert Level: GreenPIS:	Soil Test: Outside Storage: Rail: A Basement: Y Elevator: None UFFI: Assessment: Chattels: N LLBO: N Days Open: Hours Open: Closed Employees: 1 Seats:												
Bus/Bldg Name: For Year: Financial Statement: N Actual/Estimated:														
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Taxes:</td> <td style="width: 33%;">Heat:</td> <td style="width: 33%;">Gross Inc/Sales:</td> </tr> <tr> <td>Insur:</td> <td>Hydro:</td> <td>- Vacancy Allow:</td> </tr> <tr> <td>Mgmt:</td> <td>Water:</td> <td>- Operating Exp:</td> </tr> <tr> <td>Maint:</td> <td>Other:</td> <td>= Net Income B4 Debt:</td> </tr> </table> <div style="float: right; text-align: right;"> Est Value Inv At Cost: Com Area Upcharge: Percentage Rent: </div>			Taxes:	Heat:	Gross Inc/Sales:	Insur:	Hydro:	- Vacancy Allow:	Mgmt:	Water:	- Operating Exp:	Maint:	Other:	= Net Income B4 Debt:
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Remarks For Clients: Regional Hwy 45, Minutes From Hwy 401 E Exit 474, Heavy Traffic Area & Great Exposure On Local Highway 45, Commercial Building , Detached House(3 Bedrooms+1 Washroom) & Large Parking Spaces. Good For Retail Or Service Business. Used As Grocery Store & Fast Food , Take-Out.Being Sold As Is Condition Under Power Of Sale. Extras: Quick Closing Available For Qualified Buyers.All Showing With Appointments Only. Remarks for Brokerages: Vacant Building, Buyer And Buyer's Agent To Verify All Measurements And Taxes.72 Hours Irrevocable Time Required For All Offer.														
Mortgage Comments: Power Of Sale														
HOMELIFE MAPLE LEAF REALTY LTD., BROKERAGE 905-456-9090 Fax: 905-456-9091 20-263 Queen Street East, Brampton L6W4K6 NAV SIDHU, Salesperson 647-801-6464														
Contract Date: 11/9/2012 Condition: Expiry Date: 4/9/2013 Cond Expiry: Last Update: 11/12/2012 CB Comm: 2.5% - \$50 Marketing + Thanks		Appts: Lbo Ad: Y Escape: Original \$: \$250,000												

19.2 PERMITTED USES

- i) a bake shop,
- ii) a post office,
- iii) a retail store,
- iv) a convenience retail store,
- v) a service shop including a personal service shop,
- vi) a lawn, garden and farm equipment and supplies sales outlet,
- vii) a laundry and/or dry cleaning shop,
- viii) an eating establishment including a banquet hall,
- ix) a tavern,
- x) a hotel,
- xi) a bank and/or trust company,
- xii) a business and/or professional office,
- xiii) a theatre, cinema or other place of entertainment,
- xiv) a commercial recreational establishment such as a bowling or billiard establishment or other similar use,
- xv) a funeral home,
- xvi) a medical clinic,
- xvii) a private or commercial club,
- xviii) a gift shop,
- xix) a nursery school,
- xx) a veterinary clinic,
- xxi) a public or private parking area, including parking facilities associated with the principal use(s) permitted under this section,
- xxii) an automobile service station,
- xxiii) an automobile sales agency,
- xxiv) an accessory building or use to the above uses, and
- xxv) one dwelling unit in the form of an apartment as an accessory use in buildings in which commercial uses are permitted, except automobile service stations or other uses involving the sale of gasoline or other similar petroleum products, in accordance with the provisions of Sections 5.19 and 5.20.

Being Sold AS IS Condition under Power Of Sale

The information contained herein is intended for information purposes only and should not be relied upon by recipients thereof. Although the information is believed to be correct, its accuracy, correctness or completeness cannot be guaranteed and has not been verified and the salesperson and/or the Broker make no representations or warrant the accuracy of the information provided. All figures to be verified by the purchaser. The information may change and any property described herein may be withdrawn without notice or obligation of any kind on the part any Salespersons.