



INCOME GENERATING

INVESTMENT PROPERTY FOR SALE

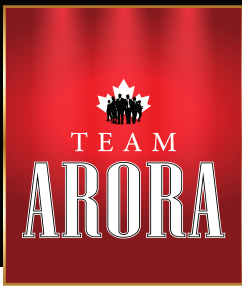
 10075 SUNSET RD - SOUTHWOLD



BUILD YOUR VISION, SHAPE THE FUTURE



416.910.8923 • parveen@teamarora.com • www.TeamArora.com



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**GAS STATION, CONVENIENCE STORE
& PIZZA FRANCHISE**

ALL IN ONE PROPERTY

10075 SUNSET RD, SOUTHWOLD

Approx Price: \$2.49 Million

2.26 Acres

Strong Cash Flow

A-Grade Tenants

- Grade A tenants - Pizza Pizza and Canco Gas station.
- Approx. 0.25 acres currently developed — Approx 2 acres available for future development.
- Ideal property for developers and Seasoned commercial investors.
- Strong CAP rate with stable, reliable rental income.
- Amazon Fulfilment Centre is under 5 km from this locations adding to the traffic.
- Strong CAP rate with stable, reliable rental income.

**Prime location with expo-
sure on Sunset Dr and
Talbotville Gore Rd**

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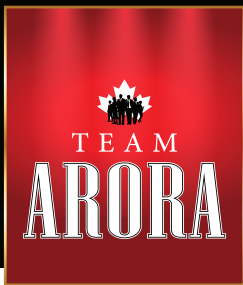
*2005 - 2021 Total Sale of Residential, Commercial Listings Sold, Buyers & Leases

**Top 100 Canada Teams Residential Commission Jan 2018 - Apr 2018

We do not represent the builder *Not intend to solicit buyer currently under contract

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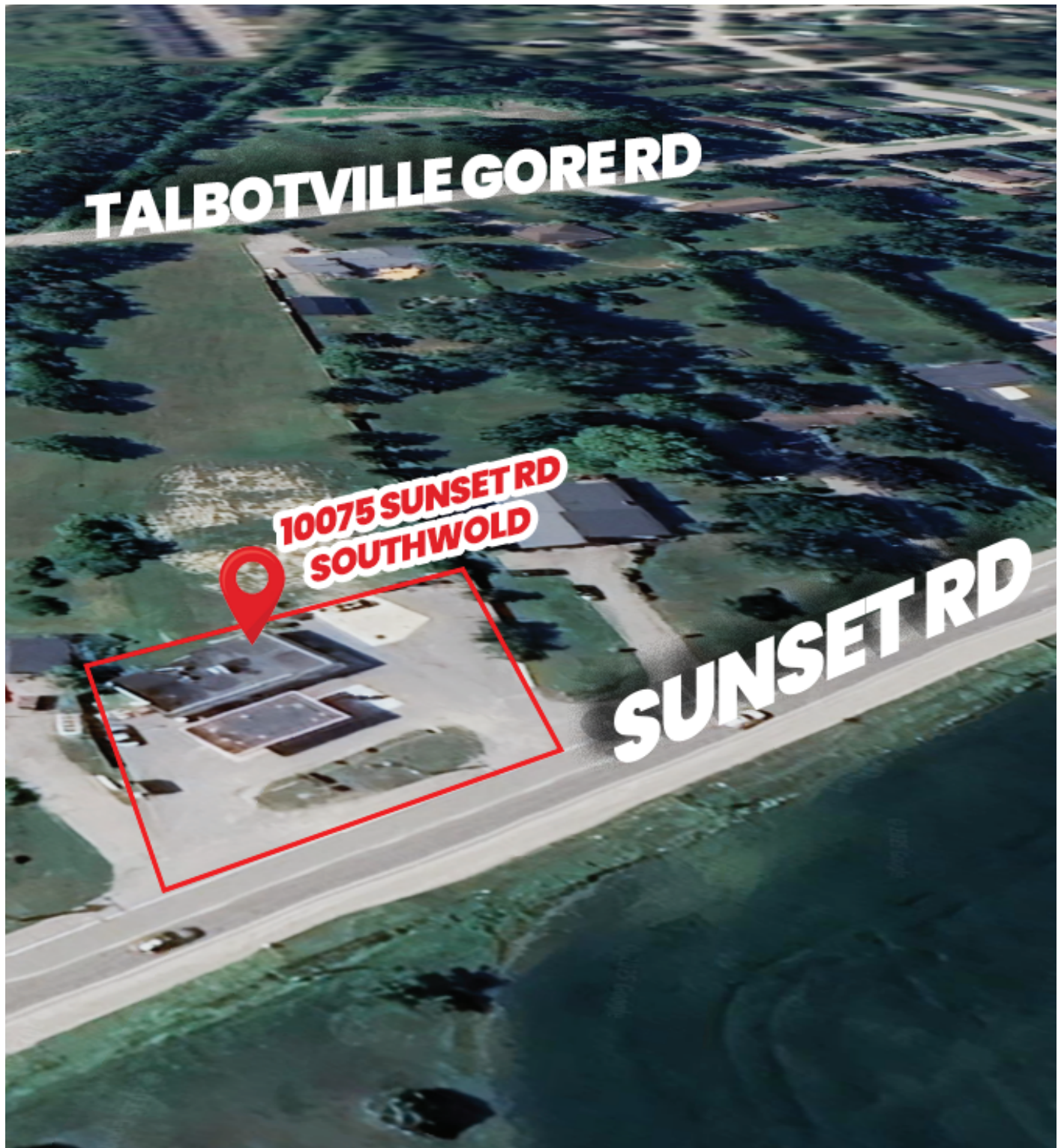
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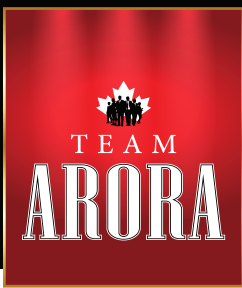
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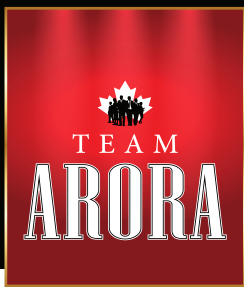


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Rent Roll For Commercial Property

Listing Price	\$ 2.49 Million	
INCOME		
TENANT	CANCO Gas Station & Convenience	PIZZA PIZZA
Sq.ft (approx)	1270 Sq.ft	730 Sq.ft
Lease Term	10 Years	5 Years
Renewal Option	10 Years	5 Years
Lease Start Date	10th May 2021	10th May 2021
Monthly Net Rent	7875	3000
Monthly TMI	381	365
Total Income - Monthly (Gross Rent: Net+TMI)	8256	3365
Total Income - Annual (Gross Rent: Net+TMI)	99072	40380
EXPENSES	Annual	
Property Tax - 2025	9579	
Snow/Grass Removal	4800	
TOTAL Expenses	14379	
NOI	125073	
CAP RATE (Approx)	5.02	

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