

**143 Main Street E
Milton, ON L9T 1N1**



COMM/Retail/Sale

MLS®#: **30778763** Status: **Active**
 Alt. MLS®#: Status: **Prev Price:**
 Region: **Halton** DOM:
 Municipality: **2 - Milton**
 Neighbourhood: **1035 - OM Old Milton**
 Category/Use: **Office/Medical/Dental**
 Sq.Ft: **1,285** Storey(s):
 Acreage: **.10 / < 0.5** Freestanding: **Yes**
 Yr Built/Age: **/100+ Years** Location: **Urban**
 Zoning: **Commercial** Fronting On: **North Rail:**
 Lot/Bldg/Unit: Occupant:
 Common Area Upcharges:
 Area Influences: **Major Highway, Public Transit**
 List SP/Brk: **Joseph A. Brazeau, Salesperson / Royal LePage
Meadowtowne Realty Inc., Brokerage**
 CrossSt/Dir: **DowntownMilton between Martin & James St.**

Property Details

Lot Front:	35.99	Lot Depth:	132.00	Lot Size Code:	Feet	VisitAble:	Yes
Lot Irregularities:				Outside Storage:		Basement:	Yes
Wtr Supply/Type:	/Municipal			Elevator:	None	Fronting On:	North
Heat:	Gas Forced Air Open			Survey/Year:	/		
Sewer:				Amps:	100	Volts:	
Air Conditioning:	Yes	Utilities:	Yes	Sprinklers:	Yes	Fire Protection:	
Garage Type:				Parking Spcs:		Trailer Spots:	
Building Size:		Bay Size:		Clearance Ht.:	10	Parking Cost:	
Truck Level:	x	Double Man:	x	Drive In:	x	Grade Level:	x
Washrooms:	1	UFFI:	No	Soil Test:		Crane YN:	
Exterior:							
Remarks:	Rare opportunity to own a free-standing commercial building in Milton's downtown core. Fully Renovated in 2019. 1285 sq. ft. of space currently used as Physio clinic. Completely updated interior, heating, electrical and steel roof. 8 private parking spaces in back, plus street parking and access to municipal lot in front. Perfect for other health professional clinic or commercial use. Upon closing, vacant possession will be given.						

Inclusions:
Exclusions:

Space Information

Tot Sq.Ft Avail:	1,285 Square Feet	Retail:	1,285 Square Feet	% Usable:	
Office:		Industrial:		% Rentable:	

Business Information

Financial Information

Tax Information

Roll#:	240991000304100	Taxes/Year:	\$12,600.00/2019	Type Taxes:	
PIN:		Assessment/Yr:	\$886,000/2016		
Legal Desc:	Pt It 18 blk 5, Pl 6, as in 521258 Town of Milton				

REALTOR® Information

Rmks for Brokerages: **Please attach Schedule B & Form 801 to all offers.**
 Sellers: **2348876 Ontario Inc.**

Landlord Name:		Deposit:	75,000
Appointments:		Possession:	Flexible
Coop Commission:	2.5%	Possess Date:	
Bkg Trust:		HST Applicable:	Yes
Sign:		SPIS:	No/
Commence Date:		Lockbox:	
Financing:		Expire Date:	
		Holdover Days:	90

List Brokerage 1:	Royal LePage Meadowtowne Realty Inc., Brokerage Joseph A. Brazeau, Salesperson	L/BR Phone:	(905) 878-8101
List Salesperson 1:	ibrazeau@royallepage.ca	L/SP Phone:	(905) 878-8101
Email:	(905) 878-8188	Salesperson Cell:	(905) 878-8101
L/SP Fax:	Royal LePage Meadowtowne Realty Inc., Brokerage	Brokerage Web:	www.meadowtowne.com
List Brokerage 2:	Virginia R. Brazeau, Salesperson	Brokerage Phone:	(905) 878-8101
List Salesperson 2:	vbrazeau@royallepage.ca	SP Phone:	
Email:	Royal LePage Meadowtowne Realty Inc., Brokerage	Brokerage Phone:	(905) 878-8101
List Brokerage 3:	Jennifer Brazeau-Barg, Salesperson	SP Phone:	
List Salesperson 3:	jenniferbrazeau@brazeauteam.com	Brokerage Phone:	(905) 878-8101
Email:	Royal LePage Meadowtowne Realty Inc., Brokerage	SP Phone:	(905) 878-8101
List Brokerage 4:	Jodie Near, Salesperson		
List Salesperson 4:	jnear@royallepage.ca		
Email:			

Prepared By: Joseph Brazeau, Salesperson

Full Report