

1093 LOWER BASE Line W, Milton, Ontario L9E 0H6

Client Full
Active / Commercial Sale

1093 LOWER BASE Li W Milton

MLS® #: 40284247
Price: **\$6,900,000.00**



Halton/2 - Milton/1039 - MI Rural Milton

Investment

Other Units # Of	0	Business Type:	
Bld Area Total:	1,500	Common Interest:	Freehold/None
Year Built/Srce:	1976/Estimate	Common Elements:	No
DOM/CDOM	1/1	Free Standing Y/N:	
Lot Size:	5.634		
Tax Amt/Yr:	\$9,895.98/21		

Remarks/Directions

Public Rmks: **5.634 Acres located on the north side of Lower Base Line in the Future Development area of South-East Milton, between 4th and 5th Line. Frontage of 250.9' and Depth of 984.9'...a nice flat rectangular piece of property just waiting for an Investor/Developer. Seller prefers to stay on as a tenant for a 5 year term—if less/more, then term will be negotiated with the seller. VTB mortgage may be available.**

Directions: **Lower Base Line west of Trafalgar / east of Hwy 25.**
Cross St: **Between 4th and 5th Lines**

Exterior

Construct. Material:	Brick		
Year/Desc/Source:	1976/Estimate/Estimated		
Property Access:	Paved Road, Public Road	Rd Acc Fee:	
Pool Features:	None	Outdoor Storage:	Electrical:
Garage and Parking:	Attached Garage, ,		Site Plan Apprvl:
Garage Sp/Desc:	2 Spaces	Utilities	
Services:	Electricity, Telephone		
Lot Shape:	Rectangular	Sewer:	Septic
Lot Front (Ft):	250.90	Water Source:	Dug Well
Lot Depth (Ft):	984.90		
Area Influences:	Golf, Hospital, Library, Major Highway, Place of Worship, School Bus Route, Schools, Shopping Nearby, Skiing		
View:		Fronting:	North
Topography:			
Local Impvmt:			
#Res Units:		#Wrhse Units:	
		#Other Units:	0

Interior

Basement:	Full Basement, Fully Finished,	Seating Capacity:	# Hnd Wshrms:
Cooling:	Central Air		
Heating:	Forced Air, Oil Forced Air		Volts:
Under Contract:	Hot Water Heater	Contract Cost/Mo:	Furnished:
Add Inclusions:	See attachment		
Exclusions:	See attachment		

Common Elements

Commercial/Financial

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 2, CON 5 TRAFALGAR NEW SURVEY , PART 2 , 20R8434 ; MILTON/TRAFALGAR AMENDED SEPT 29, 97 A.R.		
Zoning:	A1	Survey:	Unknown/
Assess Val/Year:	\$867,000/2016	Hold Over Days:	
PIN:	249330071	Occupant Type:	Owner
ROLL:	240909006007301		
Possession/Date:	90+ Days/	Deposit:	20000
Possession Rmks:	TBA		

Brokerage Information

List Date: **06/23/2022**
List Brokerage: **Royal LePage Meadowtowne Realty Inc., Brokerage**
Source Board: **Oakville**

Prepared By: Joseph Brazeau, Salesperson
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***Information deemed reliable but not guaranteed.* CoreLogic Matrix**