



**126 Wellington St W 104-105**

**Aurora Ontario L4G 2N9**

Aurora Aurora Village York

**SPIS: N**

**Taxes: \$11.70 / 2020 / T.M.I.**

**Legal: 104-105 - 126 Wellington St. W, Aurora**

**List: \$25.00**

**Per Sq Ft**

**For: Lease**

**Last Status: New**

**DOM: 110**

Commercial/Retail

**Occup: Vacant**

**Lse Term Mnths: 60/ 120**

Retail

**Freestanding: N SPIS: N**

**Holdover: 120**

Retail Store Related

**Franchise:**

**Com Cndo Fee:**

**Dir/Cross St: Wellington/Yonge**

**MLS#: N4847473**

**Sellers: Gateway Plaza Investment Limited**

**Contact After Exp: N**

**Possession Remarks: Immed/Tba**

**PIN#:**

**ARN#:**

**Total Area: 2,426 Sq Ft**

**Ofc/Apt Area: 2,426 Sq Ft**

**Indust Area:**

**Retail Area: 0 Sq Ft**

**Apx Age:**

**Volts:**

**Amps:**

**Zoning: Commercial**

**Truck Level:**

**Grade Level:**

**Drive-In:**

**Double Man:**

**Clear Height:**

**Sprinklers: Y**

**Heat: Gas Forced Air Clsd**

**Phys Hdcp-Eqp:**

**Survey:**

**Lot/Bldg/Unit/Dim: 0 x 0 Feet Unit**

**Lot Irreg:**

**Bay Size:**

**%Bldg:**

**Washrooms:**

**Water: Municipal**

**Water Supply:**

**Sewers:**

**A/C: Y**

**Utilities: Y**

**Garage Type: Plaza**

**Park Spaces: #Tri Spc:**

**Energy Cert:**

**Cert Level:**

**GreenPIS:**

**Soil Test:**

**Out Storage:**

**Rail:**

**Crane:**

**Basement: N**

**Elevator: Public**

**UFFI:**

**Assessment:**

**Chattels:**

**LLBO:**

**Days Open:**

**Hours Open:**

**Employees:**

**Seats:**

**Area Infl:**

**Bus/Bldg Name:**

**For Year:**

**Financial Stmt:**

**Actual/Estimated:**

**Taxes: Heat:**

**Gross Inc/Sales:**

**EstValueInv At Cost:**

**Insur: Hydro:**

**-Vacancy Allow:**

**Com Area Upcharge:**

**Mgmt: Water:**

**-Operating Exp:**

**% Rent:**

**Maint: Other:**

**=NetIncB4Debt:**

**Client Remks: Fabulous Opportunity To Lease Prime Aurora Office Plaza Space On Wellington St. W. Ground Floor Unit, Perfect For Service Or Office Users, High Traffic And Demand Area With Great Visibility, Plenty Of Plaza Parking, Close To Residential Neighbourhood**

**Extras:**

**Brkage Remks: All Appointments Through L/B Only 24 Hour Irrevocable On All Offers To Lease, Please Attach Schedule B. For More Information Please Contact The Sales Representatives**

**ROYAL LEPAGE YOUR COMMUNITY REALTY, BROKERAGE Ph: 905-727-3154 Fax: 905-727-7702**

**14799 Yonge Street Aurora L4G1N1**

**HAL LATIMER, Salesperson 416-523-0395**

**DAVID HOWARD KEYES, Salesperson 647-299-3855**

**Contract Date: 7/27/2020**

**Condition:**

**Ad: N**

**Expiry Date: 1/22/2021**

**Cond Expiry:**

**Escape:**

**Last Update: 7/28/2020**

**CB Comm: 4% 1st Yr, 2% Each Add'l Yr (Max 5 Yrs)**

**Original: \$25.00**