



**126 Wellington St W 201B**

**Aurora Ontario L4G 2N9**

Aurora Aurora Village York

**SPIS: N**

**Taxes: \$10.00 / 2020 / T.M.I.**

**Legal: 201B - 126 Wellington St. W., Aurora, On L4G 2N9**

**List: \$15.00**

**Per Sq Ft**

**For: Lease**

**Last Status: New**

**DOM: 114**

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#: N4842541**

**Sellers: Gateway Plaza Investments Limited**

**Contact After Exp: N**

**Possession Remarks: Immed/Tba**

**PIN#:**

**ARN#:**

**Total Area: 1,208 Sq Ft**

**Ofc/Apt Area:**

**Indust Area:**

**Retail Area: 1,208 Sq Ft**

**Apx Age:**

**Volts:**

**Amps:**

**Zoning: Commercial/Retail**

**Truck Level:**

**Grade Level:**

**Drive-In:**

**Double Man:**

**Clear Height:**

**Sprinklers: Y**

**Heat: Gas Forced Air Open**

**Phys Hdcp-Eqp:**

**Survey:**

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

**Lot Irreg:**

**Bay Size:**

**%Bldg:**

**Washrooms:**

**Water: Municipal**

**Water Supply:**

**Sewers: San+Storm**

**A/C: Y**

**Utilities: Y**

**Garage Type: Plaza**

**Park Spaces: #Tri Spc:**

**Energy Cert:**

**Cert Level:**

**GreenPIS:**

**Soil Test:**

**Out Storage:**

**Rail: N**

**Crane:**

**Basement: N**

**Elevator: None**

**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 Retail Plaza Space On Wellington St W., Second Floor Unit With Access By Stairs Or Elevator, Perfect For Services Or Office Users, High Traffic And Demand Area With Great Visibility, Plenty Of Plaza Parking, Close To Residential Neighbourhood**

**Extras:**

**Brkage Remks: All Appointments Though L/B Only, 24 Hour Irrevocable On All Offers To Lease, Please Attach Schedule B, For More Information Please Contact Listing 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: 7/23/2020**

**Condition:**

**Ad: N**

**Expiry Date: 1/21/2021**

**Cond Expiry:**

**Escape:**

**Last Update: 7/23/2020**

**CB Comm: 4% 1st Yr, 2% Each Additional Yr + Hst**

**Original: \$15.00**