

# ANCASTER INVESTMENT OPPORTUNITY

**1367 OSPREY DRIVE  
\$2,100,000**



## Features:

- Multi-Unit industrial investment property
  - 8 Units with dock level loading for each unit
  - Fully paved site 1.84 acres (305' x 338')
  - Professional landscaped
  - 22,300 total square feet
- Excellent rental property
  - Infrared heating in all warehouse units.
  - Property taxes \$43,186 for 2009

For more  
information contact:

**Drew Blair, SIOR**  
Broker of Record  
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**Blair Blanchard Stapleton Ltd**

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	<i>Rental Rate Per Square Foot</i>	<i>Total Square Feet</i>	<i>Total Rent Per Month</i>	<i>Lease Term</i>
<b>IBP Unit 1</b>	\$6.50	2,625	\$1,367.71	Exp July 31, 10 Leases yearly
<b>Cormack Lubricants Units 2 &amp; 3</b>	\$5.95	5,500	\$2,727.08	Jan 1/10 to April 30/13
<b>Everest Management Units 4,5&amp;6</b>	\$6.00	8,250	\$4,125.00	Expires Aug 31/10
<b>Greatstone Unit 7</b>	\$6.25	3,300	\$1,718.75	Expires Oct 31/11
<b>Aqui Communications Unit 8</b>	\$5.60	2,625	\$1,225.00	Expires Nov 30/11
		22,300	\$11,163.54	

CAM for 2009 is \$3.25 square foot

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