

FEATURE SHEET



FOR SALE
BRAND NEW
MEDICAL
OFFICE PLAZA



6525 MALDEN ROAD, LASALLE (WINDSOR), ON

[Google Aerial
Map](#)

[Google Street
View](#)

- One-year-old medical office plaza
 - Building size: 5,898 sq ft
 - Lot size: 106' x 231' = 24,486 sq ft = 0.56 acres (more or less)
 - Separately-metered
 - Completely handicap-accessible
 - Family Practice, Walk-in Clinic, Hearing Aids, Interventional Epidural Clinic, Physiotherapy, Pharmacy
- High growth dense residential area potential (next page)
- Zoned C-1 ('Commercial One')
- Parking: 36 spaces
- **Income: \$145,284**
- **TMI: \$39,196** (most recovered from tenants)
- **Price: \$2,100,000** (See Page 3)
- **Exceptional cap rate**
- Extensive chattels list (available on request)

**Brand
New
Build!**

Please contact:

CHRIS SEEPE

Broker of Record

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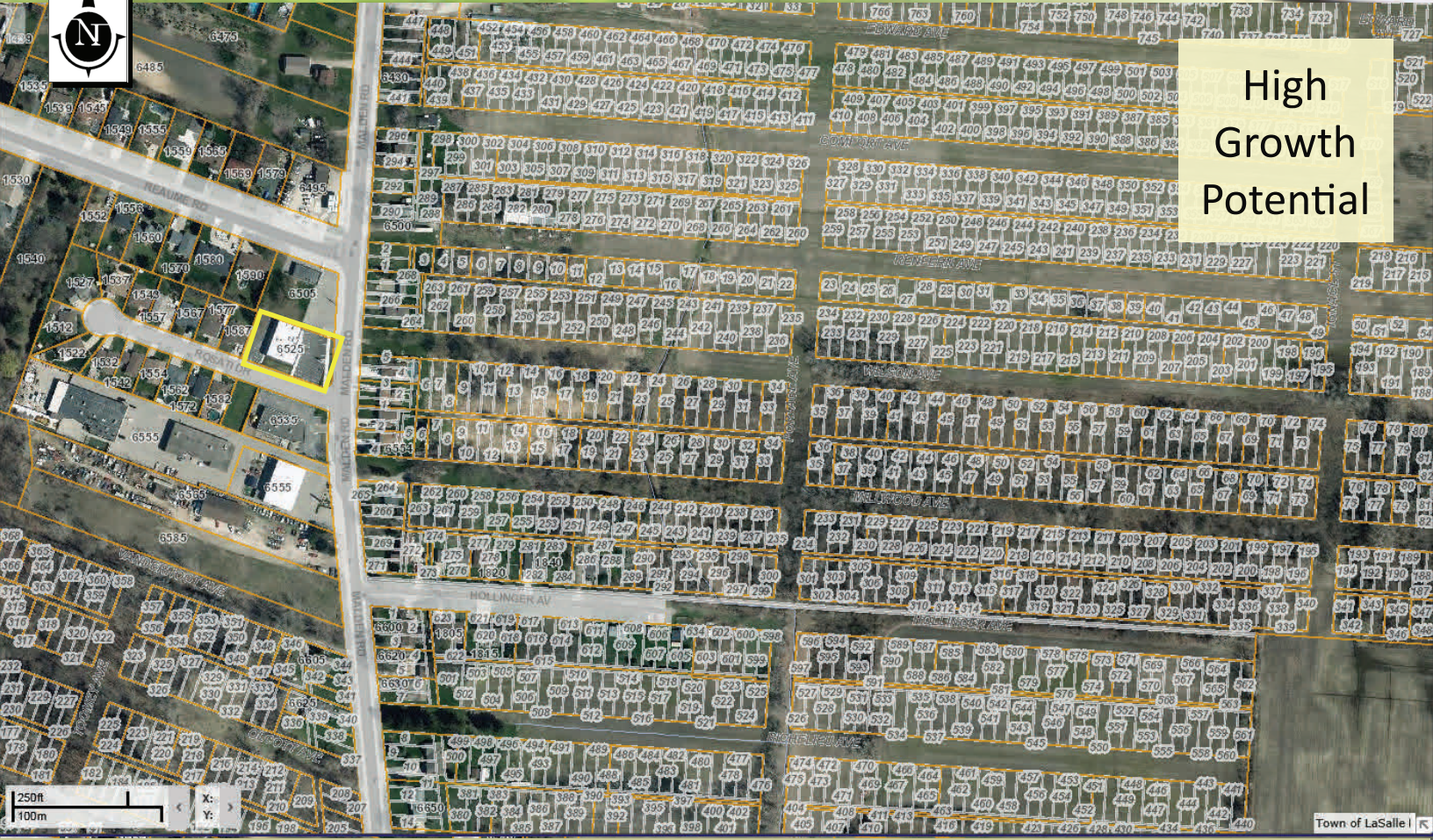
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High Growth Potential



↑ Above - Registered lot plans and unopened roads (below - 2015 view) ↓



FEATURE SHEET



Essential Medical Plaza

6525 Malden Road

INCOME AND EXPENSE SUMMARY (As of July 2016)

INCOME

Suite	Business/Tenant Type	Unit Area (Sq Ft)	Monthly Rent
1	Family Practice, Walk-in Clinic & Hearing Aids	2,746	\$6,177
2	Interventional Epidural Clinic	1,193	\$2,297
3A	Physiotherapy	539	\$900
3	Community Pharmacy	1,420	\$2,734
		5,898	\$12,107

Notes: Suite 1 lease rate includes utilities and insurance, Suites 2 & 3 are triple net

Gross Annual Income \$145,284

EXPENSES

Property Tax	\$20,696
Insurance	\$3,500
Utilities	\$7,000
Cleaning, Property Maintenance	\$8,000
Total Annual Income	\$39,196

Net Income \$106,088

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Essential Medical Plaza

6525 Malden Road

LEASE SUMMARY (As of July 2016)

Tenant Name	Use of Space	Suite	Square Footage	Lease Start Date	Lease End Date	Monthly Rent
Dr. Kerry Mayrand	Family Practice	1	2,746 sq ft 8 exam rooms and 3 offices shared proportionately among tenants	2015 07 01	2017 06 30	\$800
Dr. Preet Dhaliwal	Family Practice	1		2015 06 01	2017 05 31	\$1,200
Dr. Denisa Durcanska	Family Practice	1		0216 05 01	2021 07 31	\$2,000
LaSalle After Hours Walk-In Clinic	Walk-In Clinic	1		2016 01 04	Month-to-Month	\$2,000
ListenUP! Canada	Hearing Aids	1		2016 04 07	Month-to-Month	\$177**
Dr. Brian Banwell	Interventional Epidural Clinic	2	1,193	2015 06 01	2020 05 31	\$2,297
Fei Physiotherapy	Physiotherapy	3A	539	2015 10 01	2019 10 31	\$900
Essential Pharmacy	Community Pharmacy	3	1,420	2014 11 01	2019 10 31	\$2,734
Totals			5,898		Monthly Rent	\$12,107
					Annual Rent	\$145,284

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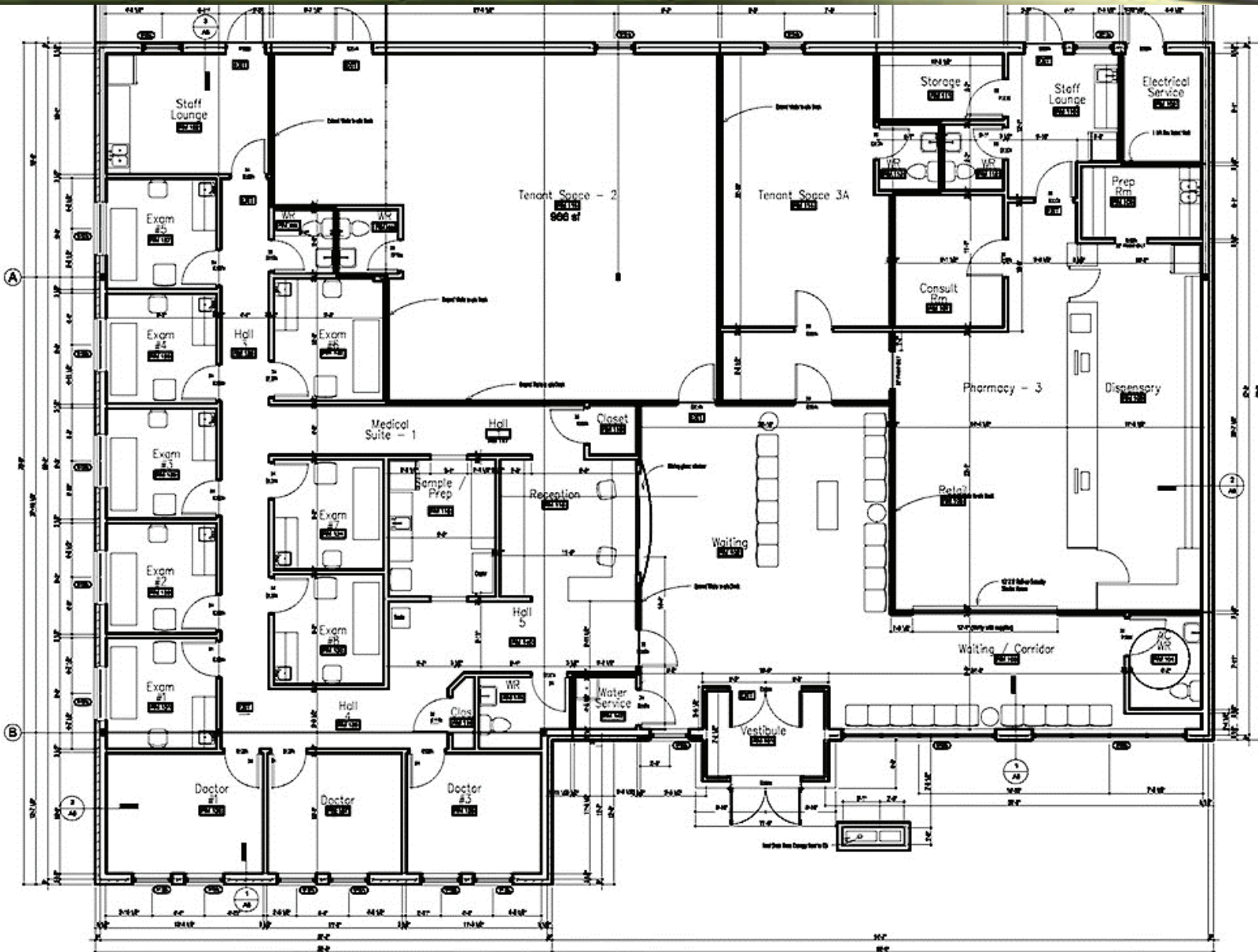
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- ** Rent is \$88.50/day x 2 days/month maximum
- All rents are net of HST (add HST to amounts)
- All leases are triple net, except Suite 1 (all utilities and insurance included)
- Rent= \$17.50/sq ft TMI/CAM = \$5.60/sq ft
- All tenants have one 5-year renewal at then prevailing fair market rate

FEATURE SHEET



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

JANUARY 20, 2010

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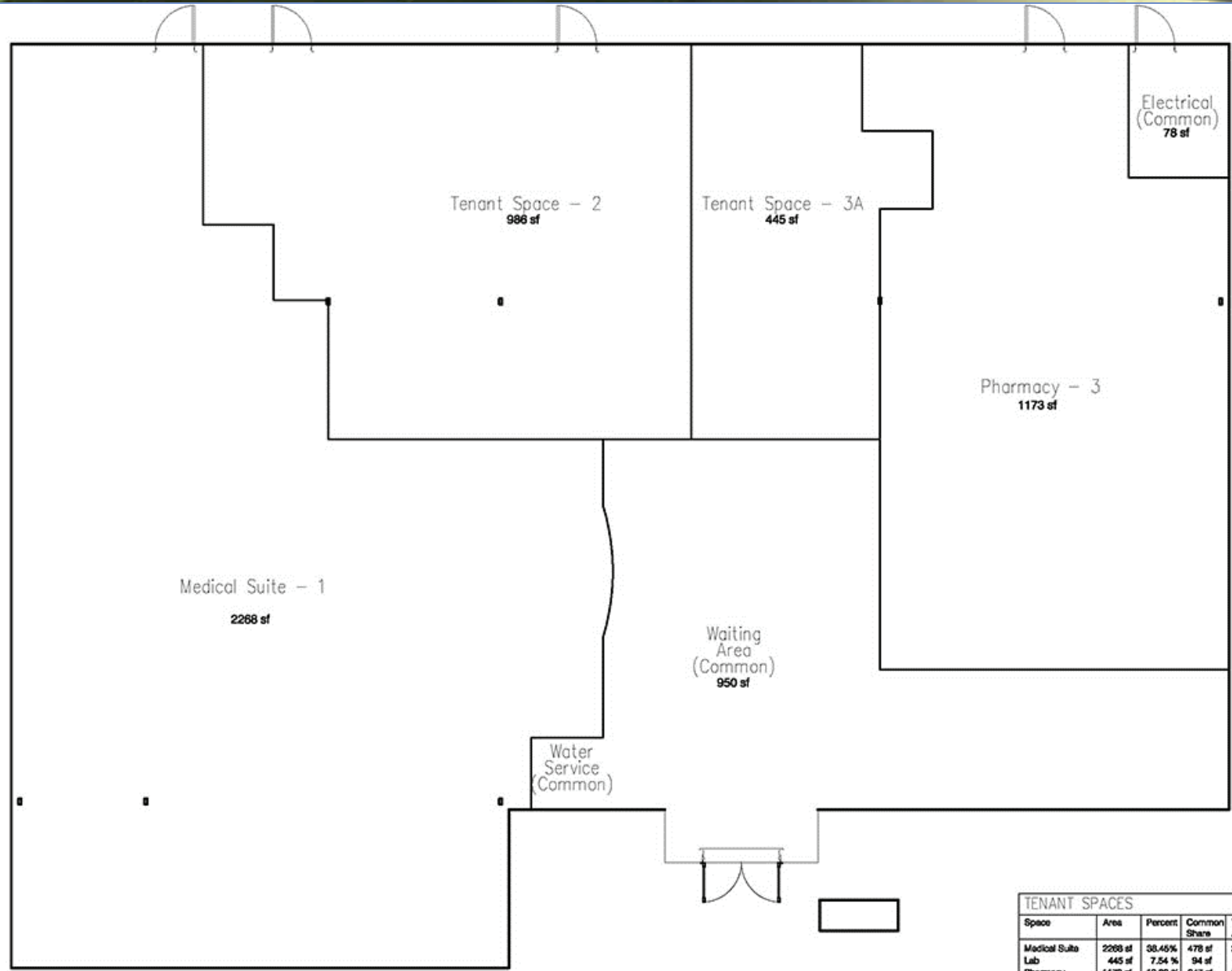
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Main Floor Plan

FEATURE SHEET



TENANT SPACES				
Space	Area	Percent	Common Share	Total Area
Medical Suite	2268 sf	38.45%	478 sf	2746 sf
Lab	445 sf	7.54 %	94 sf	539 sf
Pharmacy	1173 sf	19.89 %	247 sf	1420 sf
Tenant Space	988 sf	16.72 %	207 sf	1193 sf
Common Areas	1026 sf	17.40 %		
Total Building	5898 sf	100.00 %		5898 sf

TENANT SPACE PLAN

SCALE: 1/8" = 1'-0"

JANUARY 20, 2016

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Tenant Space Plan

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FEATURE SHEET



SCALE: 1:250

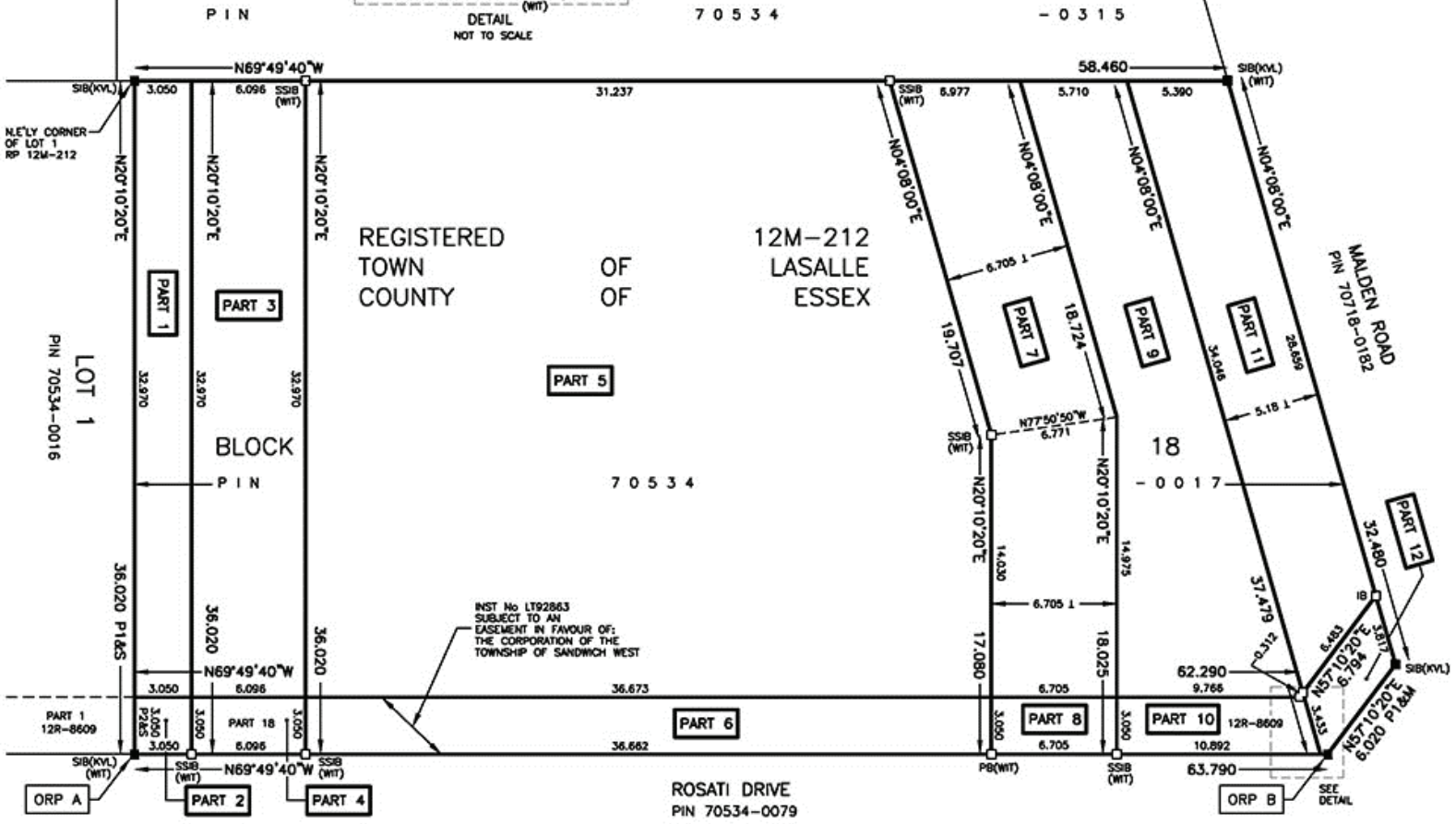


DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



SCHEDULE OF PARTS			
PART	LOT	PLAN	P.I.N.
1			
2			
3			
4			
5			
6	ALL OF BLOCK 18	12M-212	ALL OF 70534-0017
7			
8			
9			
10			
11			
12			

PARTS 2, 4, 6, 8, 10 & 12 ARE SUBJECT TO AN EASEMENT AS IN INST No LT92863
ALL OF PIN 70534-0017



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Survey

FEATURE SHEET



Left to right, top to bottom:

Pharmacy

Common area

Exam room

Office and reception

Prep and lab room

