

**3.546 ACRES | 14 800 SF**  
**COMMERCIAL MULTI-USE LIGHT INDUSTRIAL**



**44 SINASAC STREET WEST**  
**HARROW, ON**

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**Royal LePage® Binder Real Estate, Brokerage**

1350 Provincial Road, Windsor, ON

Independently Owned & Operated

[www.royallepagecommercial.com](http://www.royallepagecommercial.com)

FOR SALE

**REDUCED PRICE \$3,600,000.000**

## Property Features

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Pristine Commercial Multi-Use Light Industrial on 3.546 acres with significant growth and potential future redevelopment opportunities

- 3.546 Acres of Prime Commercial/ Industrial Land with attractive revenues.
- 9,000 sf Commercial Building - Old Mill - Original Heritage Style Features.
- 5,800 sf Commercial Building - Beautifully Renovated Contemporary Design.
- 2-Steel Silos -1,500 /1,000 metric ton capacity- Can be back to Operational.
- 32 Fully Leased storage bins on site
- Full Serviced Canopy covered Gas Bar with 2-Gas Pumps /4 hoses - Regular/Diesel.
- Excellent Cash Flow-Very attractive Cap Rate with potential increased revenue.
- Large open gravel parking lot surrounds the property .
- Services Transport Trucks and School buses with additional retail.
- C3.1 Zoning.
- Numerous Mixed-use and Multi-residential future development opportunities.
- Numerous Revenue producing business(s).
- In the heart of Essex County within the growing Town of Harrow,Ontario.
- Minutes away from Essex County's wine route and award winning Wineries.
- VTB available and negotiable.

[VIEW PROMO VIDEO](#)

PROPERTY OVERVIEW

**REVENUE:**

Fuel Revenue Net:	85,901.40
Diesel Revenue Net	65,111.40
Rental Space Main	30,000.00
Buses	20,000.00
Semi' Parking	12,600.00
Steemed(retail)	34,800.00
Satellites/Fibre	4,080.00
Storage Containers	67,200.00
<b>Total Revenue:</b>	<b>319,692.80</b>

**EXPENSES:**

Natural Gas	1,276.53
Electric/Water	6,170.49
Muni Taxes	13,845.14
Insurance	7,500.00
Maintenance	8,500.00
<b>Total Expenses:</b>	<b>37,292.16</b>

**Annual NOI**                    **282,400.64**  
**Cap Value @ 7%**        **4,034,285.71**

**Adjustments:**

**Management Fee**        14,102.00  
**Coll./Vacancy Loss**    14,845.00

**Adj NOI**                        **253,453.64\***  
**Cap Value @ 7%**        **3,620,757.14**

\* It is germane to this analysis that the deduction of the Collection/Vacancy loss of \$14,845 is not a realistic assumption as the tenants are long term, highly invested within the property. The vacancy ratio used would be more appropriate for high density, multi residential and commercial retail environments which lack "tenancy business relationships" and multiple competitive commercial space is available in the geographic market of the subject property. Additionally, the management fee (\$14,102) is a fairly subjective input cost as this property has tenancy and commercial features that do not require "traditional" oversight. Hence, it could be argued that the figure could be "backed out, depending on the ownership oversight model used. That said, backing out either of the management fee or Collection/Vacancy Loss figure(s) of \$14,102 and \$14,845 generate a valuation approximateing \$ 3,822,000.00  
 $(\$253,453 + \$14,102) = \$267,555 / 7\% = \$ 3,822,214$

PROPERTY PHOTOS



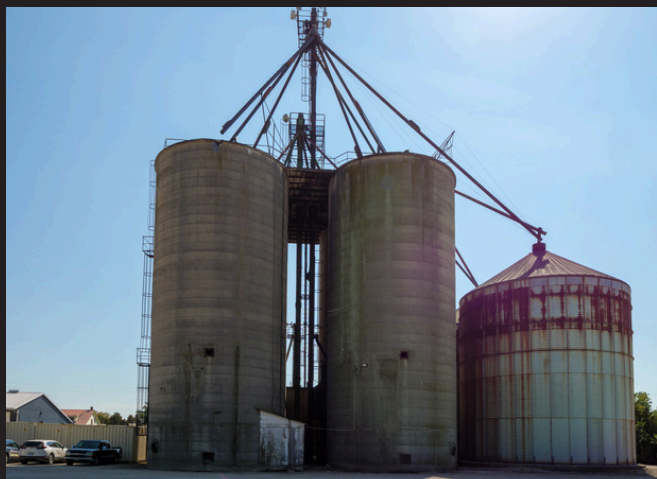
# PROPERTY PHOTOS



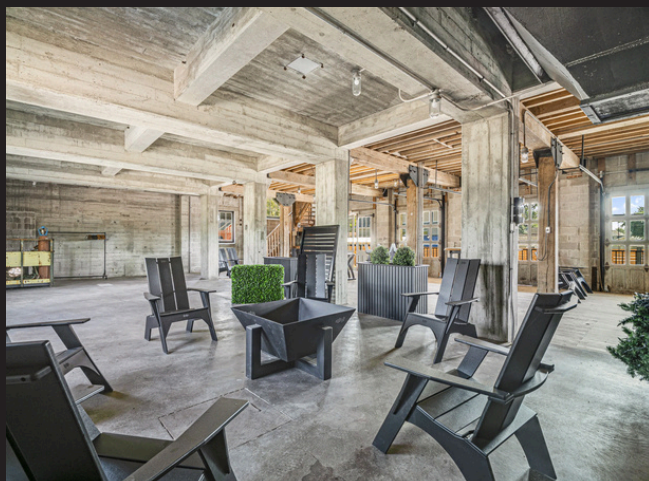
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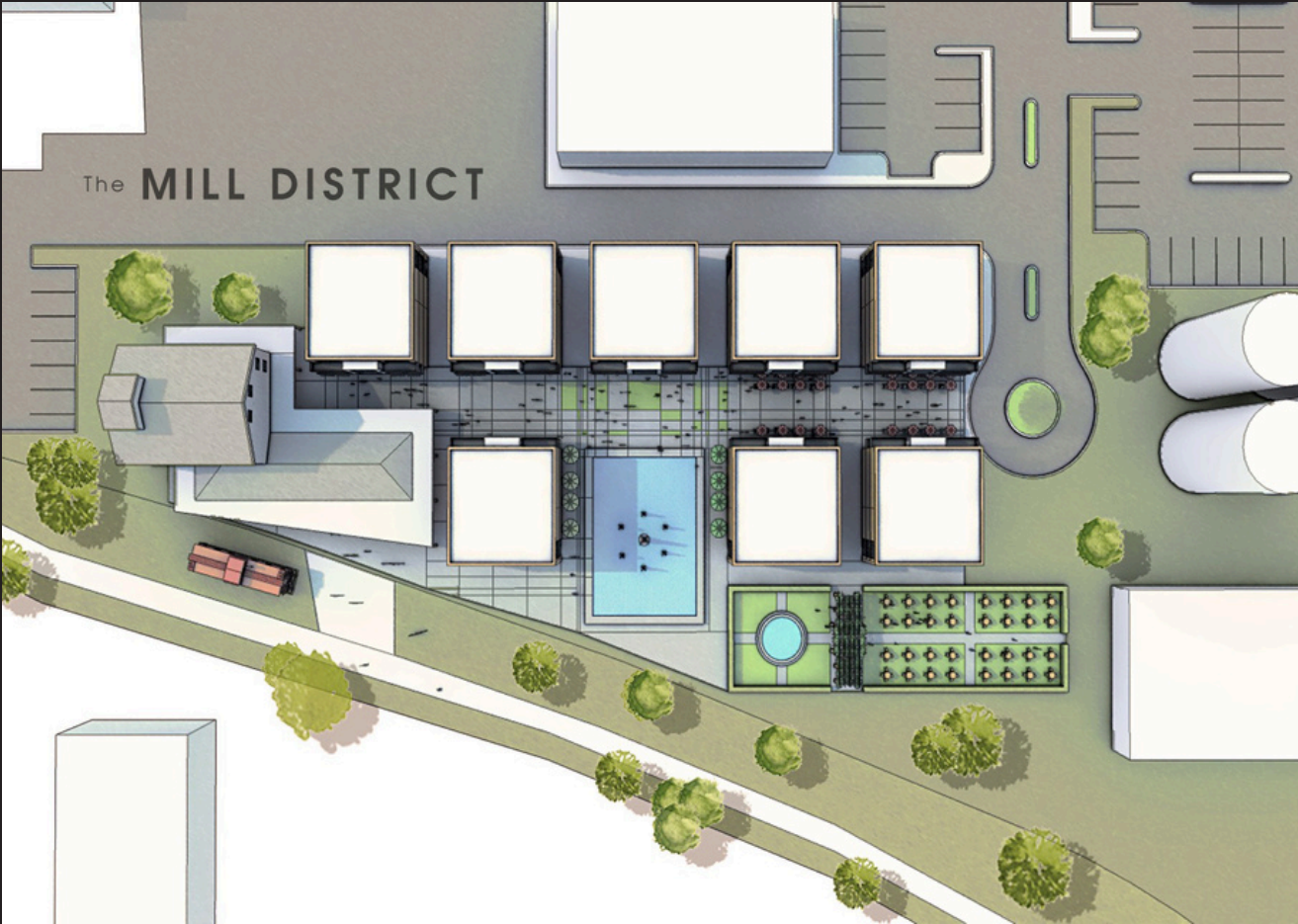


PROPERTY PHOTOS



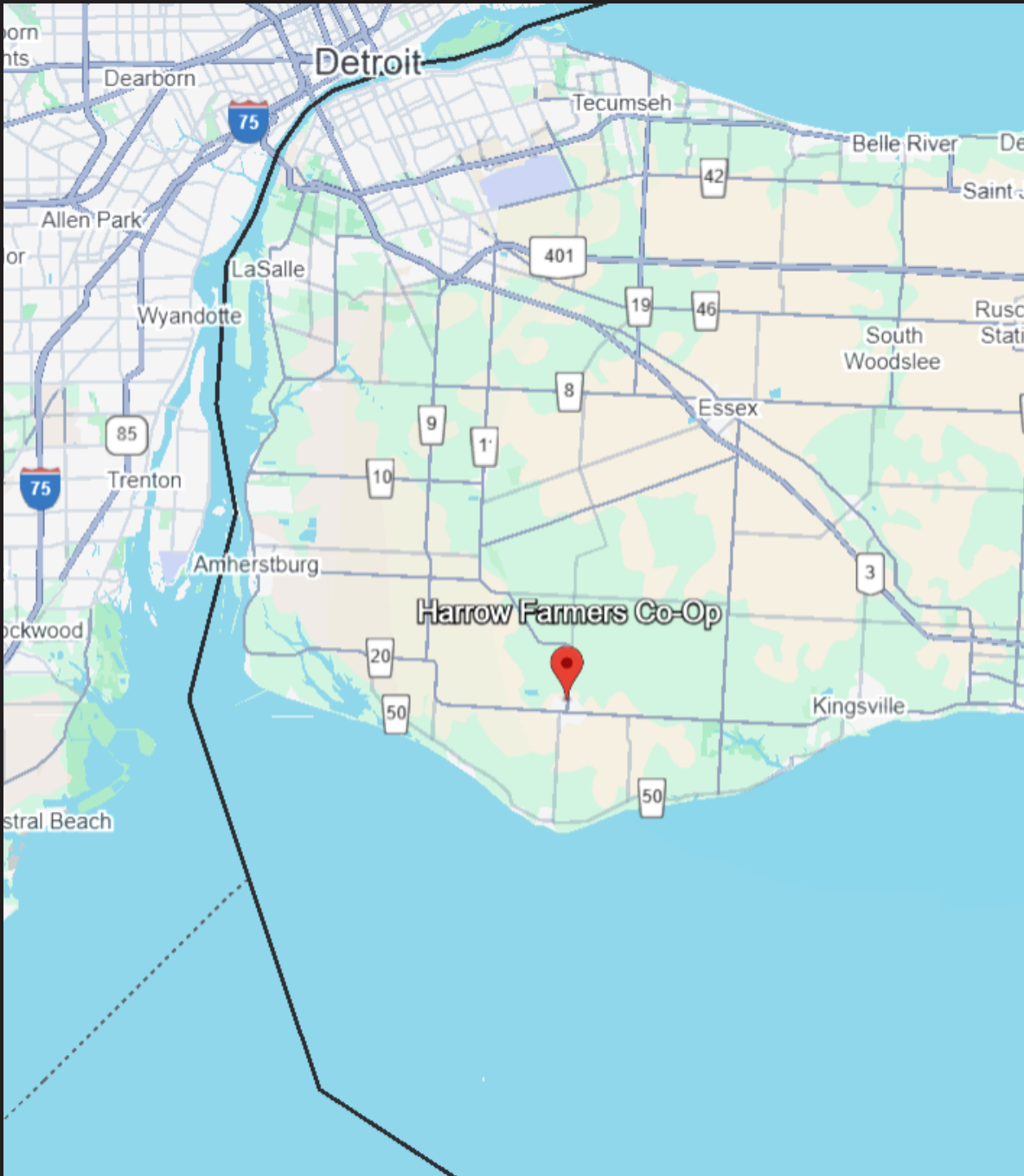


**\*Concept for Consideration only**



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# LOCATION MAP



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