



Great Investment Property

IN MARKHAM



505 Hwy 7 East, Markham

FANTASTIC INVESTMENT SPACE

PRIME LOCATION AT THE CORNER OF HWY 7 AND LESLIE.

WELL SITUATED WITHIN THE COMMERCE GATE SHOPPING CENTRE.

OVER \$150,000 RECENTLY SPENT IN LEASEHOLD IMPROVEMENTS

4,839 SQ.FT.

+ 1,153 SQ.FT. COMMON AREA.

STRONG NEW LEASE OF 5 + 5 YEARS TENANT CURRENTLY PAYS \$4,800 NET RENT

AT A VERY CONSERVATIVE 7 CAP RATE VALUED AT \$1,000,000.00

LEASED TO A PROFITABLE COMPANY AND COMPLETELY BUILT OUT.

GREAT VIEWS OF SURROUNDING TREES AND POND.

IF YOU'RE LOOKING FOR A GREAT DEAL... LOOK NO FURTHER!

ASKING PRICE \$980,000

**PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED.
CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.**

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