

Retail Investment Opportunity

1900 Dundas St. West
Mississauga, Ontario

Sherwood Forest Village



Edward Jones
MAKING SENSE OF INVESTING

LCBO

VINTAGES
FINE WINE & PREMIUM SPIRITS



epicure
the gourmet store



ROSEWOOD
BISTRO
AND WINE BAR

the APRICOT TREE CAFÉ

REFLECTIONS
OF ANIKO

Pierre Jewellers Inc

Convallaria
floral
design

Enza Unique

Village Wellness Spas
Experience the Benefits

ANZINI SOLUTIONS
INNOVATION. EXPERIENCE. INSPIRATION.

Regues

Additional Tenants:

Dr. Paul Toor Denistry
Dr. J Clewes
Bassano Fine Mens Wear

Strada Shoes
W.E. Oughtred & David Brown LLP

**The information contained herein has been provided to Royal LePage Real Estate Professionals (Independently owned and operated Brokerage) by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an Offer. The information contained herein is strictly confidential may change from time to time without notice. The property may be withdrawn from the market at any time without notice. Representative, Stefano Berti Waugh * E&OE.

Royal LePage



8551 Weston Rd. Unit 4 – Vaughan, Ont. – L4L 9R4 – 416.743.5000 Fx 416.743.7195

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Mississauga, Ontario

Contact: Tony

Company: Royal LePage Real Estate Professionals

Owner: Sherwood Forest Holdings Ltd. 134400001

Address: 1900 Dundas St W PIN

Mississauga Ontario L5K 1P9 210506014123920

Town/City: Prov: Postal Code Assessment Roll Number

Assessed Value	\$ 8,986,500	Heat	N/A	Gross Income	N/A
Year Built	1981	Hydro	N/A	Vacancy Allowance (%)	
Demised Units	33	Water	N/A	Operating Exp.	
Zoning	DC	Equip.Leasing	N/A	= Net Income before Debt	\$ 877,500 (2009)

Lot Size:	12,342 m ² (3.05 Acres)	Map:	Dundas & Erin Mills	Extras:	• Very Strong Neighborhood Client retention. • “Rodeo Drive” High End Retail • High Disposable Income Demographics • Unique Architecture: European Piazza setting and paths • Vacancy exceedingly rare
GFA:	2,796 m ² (30,100 ft ²)	Signage:	1 X Pylons & Directory		
GLA:	4,020 m ² (43,274 ft ²)	Anchor:	No		
Tenants:	33	Leases:	NET NET		
Frontage.:	138.89 m (455 ft.)	Utilities:	Tenant		
Vacancy:	None	Maint & Oper:	Tenant		

VALUE CONSIDERATIONS

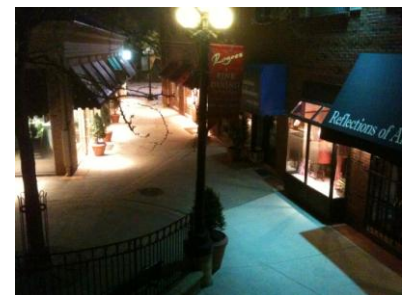
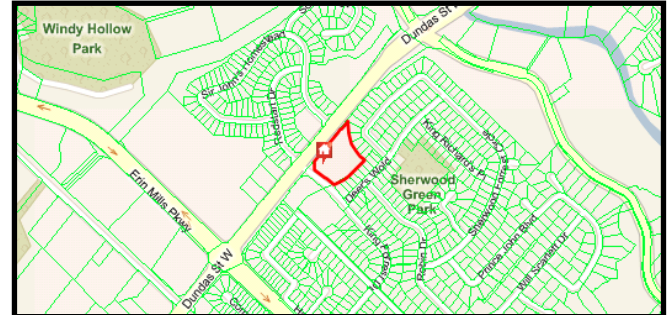
(P = Positive, N = Negative, N/A = No Effect/Does not Exist)

P	Property's conformity to local area	N/A	TTC / Subway
P	Quality of construction.	P	Frontage / Signage
N/A	Water/Roof/structural problems	P	Local Community Amenities
P	Layout/Floor plan		NEIGHBOURHOOD
P	Internal condition.	P	Quality of Retail Surrounding Area
P	External condition.	N/A	Future plans for Development
N/A	Proximity to negative influences	P	Local Economic/Social Matrix (Transit/Crime/Tourism/Amenities)
N/A	Costs to repair/renovate	P	Tenant / Business Conformity In Balance
P	Current Tenancies	P	Market Rents and Future Increases

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