



Price: <b>\$485,000</b>	MLS® #: <b>440202000500101</b>
Status: <b>Active</b>	PIN #:
Legal Descr.: <b>PART LOT 11,CONC.6,BEING PARTS 1,2,&amp;3, 35R-12067 MUSKOKA WARD, GRAVENHURST</b>	
Address: <b>1019 CRAWFORD RD</b>	
City: <b>GRAVENURST, P1P 1R1</b>	
Side of Road: <b>West</b>	
Lot Size: <b>410 X IRREGULAR</b>	District: <b>GH</b>
Square Footage: <b>UNKNOWN</b>	Sub-Dist: <b>MUSKO</b>
Ttl Liv Sq Ft.:	Zoning: <b>M2</b>
Water Frontage:	
Out.Dim.:	
Exposure: <b>East</b>	
S.R.A: <b>N/A</b>	
List.Date: <b>01-JUN-2006</b>	Possession: <b>ON CLOSING</b>

**Realtor Remarks** HIGH EXPOSURE MINI STORAGE WITH EXPOSURE OVERLOOKING HWY 11. 3 MAINTENANCE FREE BUILDINGS (90 UNITS). APPROVED FOR EXPANSION OF THREE MORE BUILDINGS. TURNKEY OPERAION. PROPERTY SUBJECT TO EASEMENT IN FAVOUR OF TRANS CANADA PIPELINES

**Directions** Winhara Road to Jones Road to Crawford Road

**Show.Instr.** TLBO

Type: <b>Bus Incl Bldg</b>	Heating: <b>None</b>	Exterior: <b>Lighting</b>
Sale/lease: <b>For Sale Only</b>	Fire Protection: <b>Hydrant</b>	Driveway: <b>Gravel</b>
Title to Land: <b>Freehold</b>	Utilities: <b>Electrical, Telephone</b>	Construction: <b>Concrete, Prefab</b>
Property Size: <b>3.0 - 9.99 Acres</b>	Rental Equipm.: <b>See Directions/Documents on File</b>	Internal Features:
Access: <b>Year Round Municipal Road</b>	Documents: <b>See Directions/Documents on File</b>	Roof: <b>Metal</b>
WF Features:		Floor: <b>Concrete</b>
Site Influence: <b>Corner Site</b>		

**Inclusions** n/a

**Exclusions** n/a

Floors: <b>1</b>	Sign: <b>No</b>	UFFI: <b>NO</b>	Garage:	Gar.Details:
Rental Income: <b>YES</b>	Lockbox: <b>No</b>	SPIS: <b>Completed</b>	Waterfront: <b>No</b>	Water:
Year Built:			Parking: <b>Yes</b>	Park.Dim.:

Type	Net Rental Area	Rental Rate	Occupant	Lease Expiry
Heating:	Prop.Taxes:	Bus.Tax:		
Electricity:	Water:	Insurance:		
Int.Maint.:	Ext.Maint.:	Struct.Maint.:		
Gross Revenue:	Total Expenses:	Net Income:		
Lease Type:				

Assessment: **\$564000.** Taxes: **\$7524 (2005)** Improvement Charges:

Mortgage 1 Information		Mortgage 2 Information	
Mortgagee: <b>TREAT AS CLEAR</b>	Mortg.Rate:	Mortgagee: <b>TREAT AS CLEAR</b>	Mortg.Rate:
Mortg.Amount: \$	Due Date:	Mortg.Amount: \$	Due Date:
Payment (PI): \$	Payment (PIT): \$	Payment (PI): \$	Payment (PIT): \$
Subj.to Verif.:		Subj.to Verif.:	

Seller Name: **JAMES M. WOODRUFF** Home Tel.: Bus.Tel.:

Listing Office: **WALLACE, RICHARD REAL ESTATE LTD. , BROKERAGE-M80** Listing Agent: **JIM HEINTZMAN -765-5985**

705 765-6176 Listing Agent: **JAMES WOODRUFF -645-6400**

SP: **3%**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.