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FOR SALE

1053 AUTUMNWOOD DR.

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PROPERTY HIGHLIGHTS

- Great opportunity for an owner occupier type user.
- Well located in Windsor Park and close proximity to Fermor Avenue.
- 1053 Autumnwood is close to many amenities and makes it very attractive to office/retail tenants who are tired of leasing and want to own. The C2 zoning allows for a wide variety of office/retail.
- Very well maintained commercial office building which features a rarely available fully fenced compound at the rear of the property.

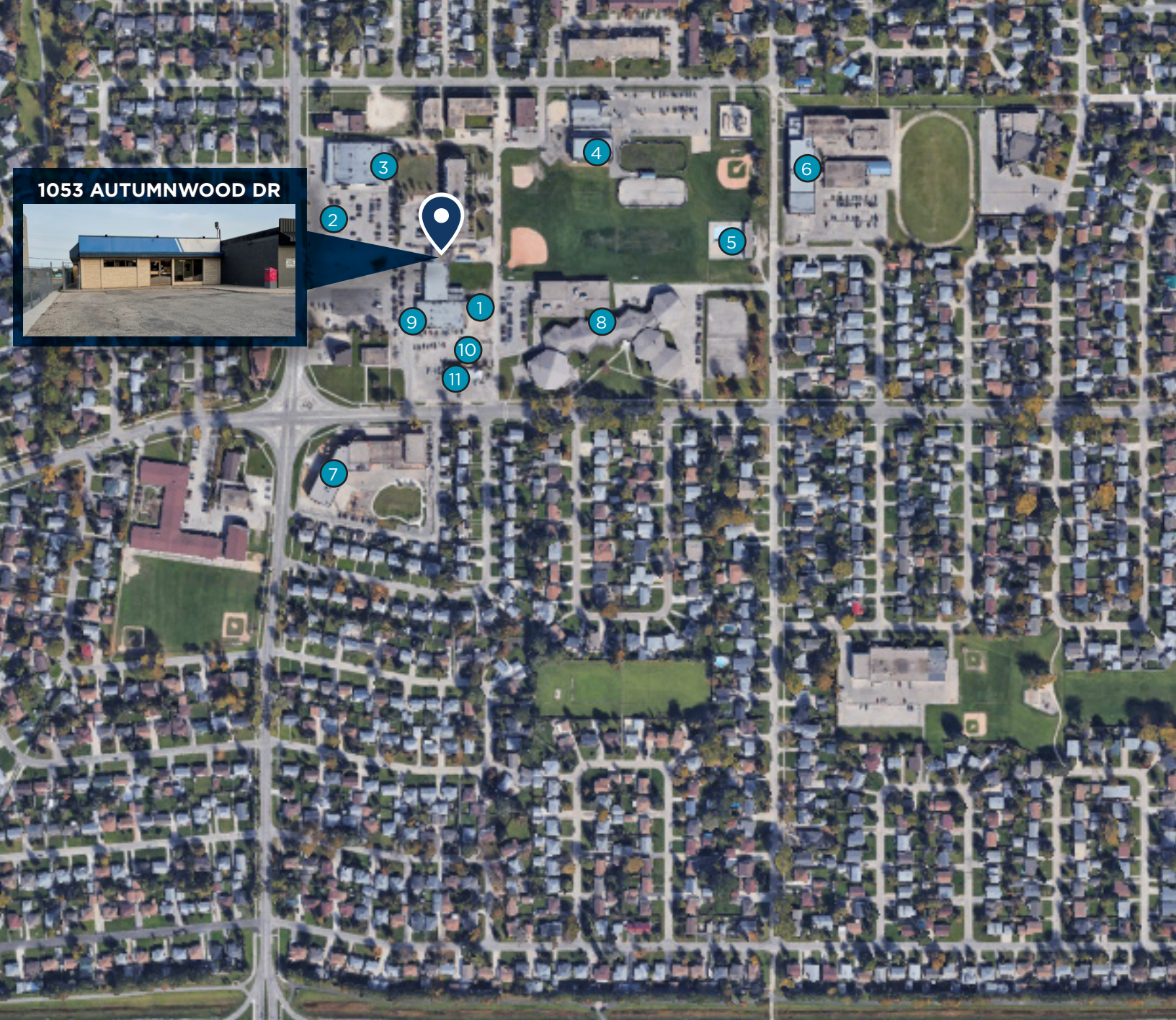
SALE PRICE: \$760,000.00

PROPERTY TAX: \$12,053.51 (EST. 2024)

Description	Single Tenant Office Building
Location	1053 Autumnwood Drive
Land Area (+/-)	0.30 Acres or 13,133 Sq. Ft.
Zoning	C2
Total Building Area (+/-)	2,400 Sq. Ft.
Year Built	1978
Construction	Concrete block
Parking	3 spots located at the front of the building
Compound	Fully fenced at rear of property which could be used for additional parking



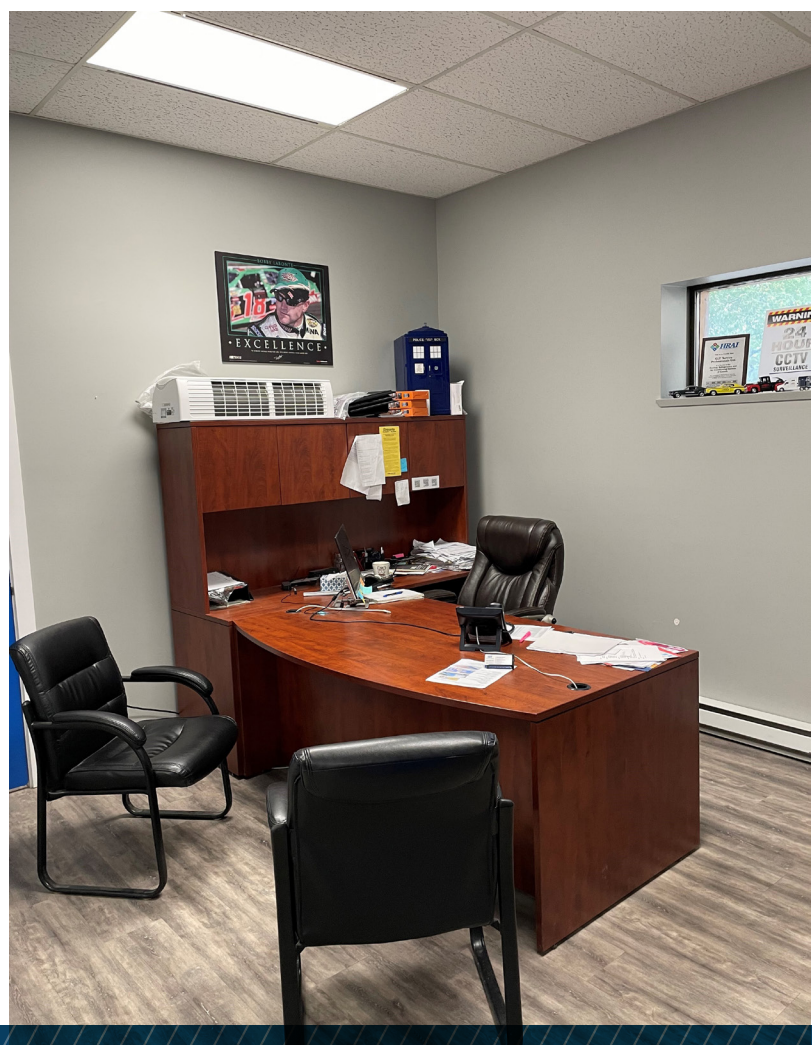
1053 AUTUMNWOOD DR



LOCAL AMENITIES

- | | | | |
|---|-------------------------|----|-------------------------|
| 1 | RIKA CHEESE GARDEN | 9 | HEALTH PLUS PHARMACY |
| 2 | CIRCLE K | 10 | DRIVE TRUE AUTO |
| 3 | KOMODO CHINESE | 11 | RENN'S AUTO DIAGNOSTICS |
| 4 | WINAKWA COMMUNITY CLUB | | |
| 5 | WINDSOR PARK POOL | | |
| 6 | COLLEGE BELIVEAU | | |
| 7 | ECOLE LACERTE | | |
| 8 | WINDSOR PARK COLLEGIATE | | |

IMAGES





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