

	31 Duke St St. Catharines Ontario L2R5W4 St. Catharines Niagara SPIS: N Taxes: \$1.00 / 2017 / Annual Legal: Cp 2 Lot 673 Lot 672 Lot 666 Lot 667	List: \$699,000.00 For Sale For: Sale Last Status: New DOM: 3
	Land Designated Parking Lot Possession: Tbd Dir/Cross St: Wellington St.	Occup: Vacant Freestanding: N SPIS: N Com Cndo Fee:

MLS#: X4127953 **Sellers: Her Majesty The Queen In Right Of Onatrio** **Contact After Exp: N**
PIN#: 462210132 **ARN#: 262904001007700**

Total Area: 0.38 Acres Ofc/Apt Area: Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: M2-93 Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 61.4 x 0 Feet Lot Lot Irreg: Irregular Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: San Avail A/C: Utilities: A Garage Type: Park Spaces: #Tri Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: Crane: Basement: N Elevator: UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:
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Bus/Bldg Name: Actual/Estimated: Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	For Year: Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	Financial Stmt: EstValueInv At Cost: Com Area Upcharge: % Rent:
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Client Remks: All Information Provided And Advertised By The Seller And Cbre Shall Be Verified By The Buyer As The Property Is Being Sold On An "As Is", "Where Is" Basis Without Representation Or Warranty By The Seller Or The Broker. Offers Will Be Reviewed Only After A 30 Day Mls Advertising Period. Possible Development Site In Downtown St. Catharines Currently Being Used As A Parking Lot. Medium/High Density Mixed Uses Permitted Under The Current Zoning B Y-Laws.

Extras: Please Note Seller Is Property Tax Exempt. Buyer To Verify Future Taxes. Seller Name Continued: As Represented By The Minister Of Infrastructure As Represented By Ontario Infrastructure And Lands Corporation.

Brkage Remks: Schedule A MLS Supplementary Agreement in place. Speak to LA for any specific details and changes to the Standard Form.

CBRE LIMITED, BROKERAGE Ph: 416-674-7900 Fax: 416-674-6575
 5935 Airport Rd Suite 700 Mississauga L4V1W5
 JOSEPH STEPHEN MERRETT, Salesperson 416-674-7900
 KIMBERLY PIPER, Salesperson 416-674-7900
Contract Date: 5/11/2018 **Condition:** **Ad: N**
Expiry Date: 5/11/2019 **Cond Expiry:** **Escape:**
Last Update: 5/14/2018 **CB Comm:** 1.5% + Hst **Original:** \$699,000.00