

106 Boyne Avenue W

MORRIS

\$599,000



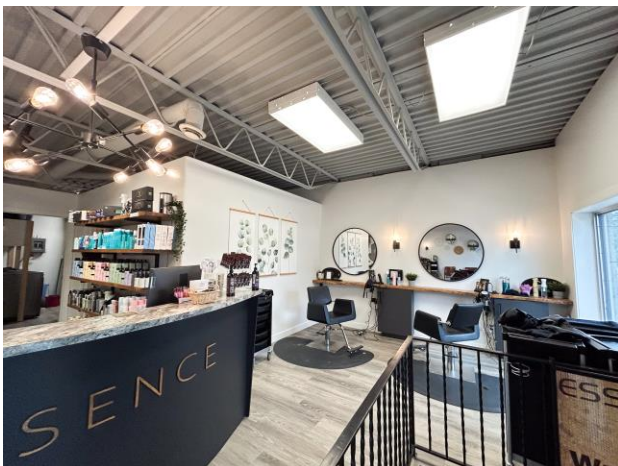
COMMERCIAL BUILDING FOR SALE

- Fully finished and fully leased commercial building for sale in a high traffic location along Hwy 23 going through Morris.
- 7,440 sq ft strip mall style building with 12 total units: 2 sections of the building have common hallways and common washrooms, and 2 units with dedicated front and back entrances and private washrooms.
- Leases are currently all-inclusive and include utilities, insurance, property taxes, maintenance, snow removal/lawn care and common area cleaning.
- Tenants are responsible for internet and phone services
- Ample parking consists of diagonal street parking, parallel street parking, and parking lots on the east and south side of the building.
- Entire roof has been replaced, part in 2014 and part in 2017
- Lot dimensions are 198' x 124'
- Zoned CC – Commercial Central



LEASED UNITS

Address	Business Name	Size (Sq Ft)	Details
Section 1 - Unit 156			
Unit 1	Kowal Chiropractor	630	2161 sq ft total common hallway 2 common washrooms
Unit 2	Rainbow Tax	586	
Unit 3	Morris Food Bank	705	
Unit 4	Al Dickson Accounting	240	
Section 2 - Unit 158			
Unit 1	Shane Massage Therapy	278	1478 sq ft total common hallway 1 common washroom
Unit 2	Valley Builders	480	
Unit 3	Rainbow Tax Storage	180	
Unit 4	MMJS Law Office	240	
Unit 5	MMJS Law Office	300	
Section 3 - Unit 160	Essence Hair Studio	1008	1 bathroom
Section 4 - Units 162 & 164	Bruce Gregory Lawyer	1557	2 bathrooms, forced air gas furnace, hot water tank
Total Leasable Area		6204	

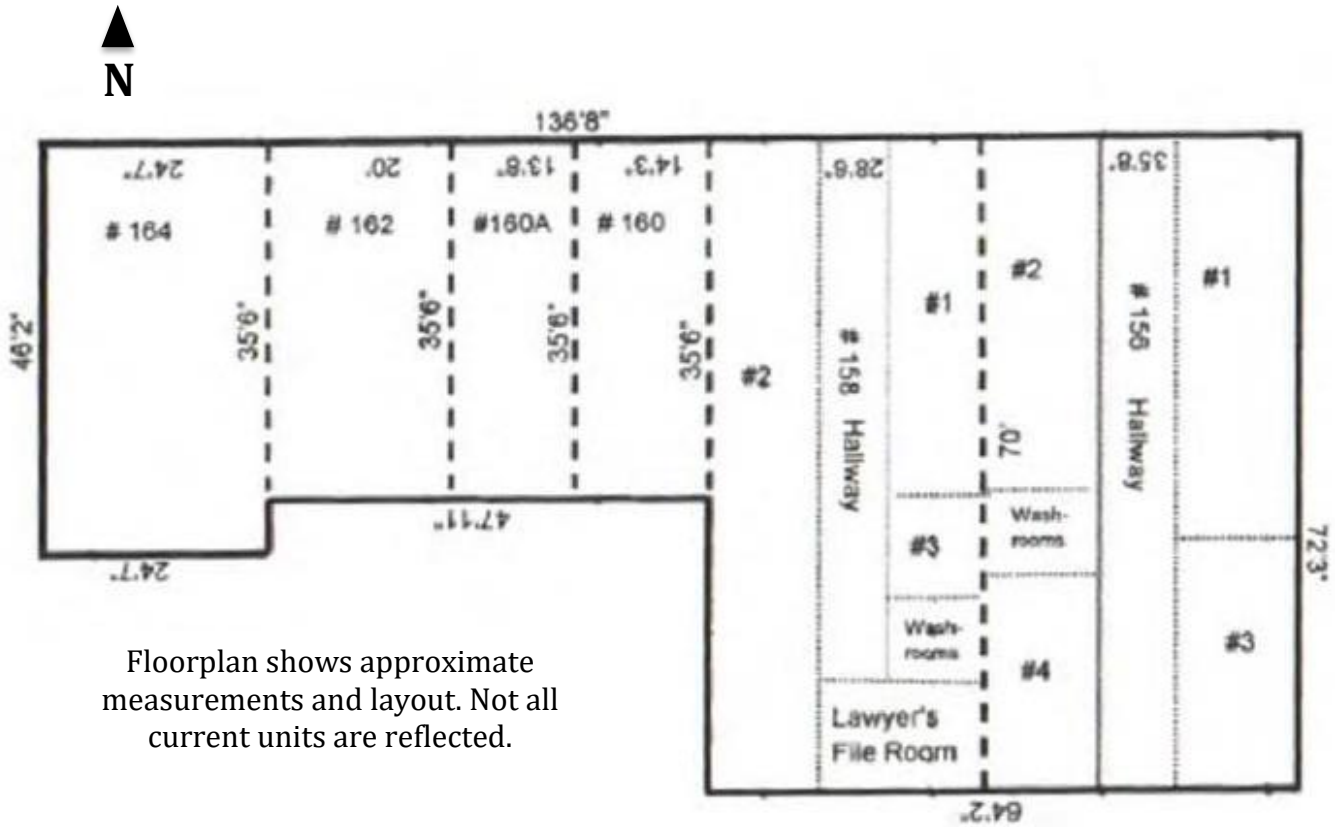


BUILDING DETAILS

- Building was constructed in 1978 with cinder block construction, concrete slab and wood foundation.
- The exterior of the building is painted cinder block on the east and south sides, and decorative stone veneer on the north and west sides.
- The exterior windows are dual pane sealed aluminum units, the front exterior doors are aluminum frame, and the back of the building has man doors.
- The tar and gravel roof was replaced with a 2ply SBS (styrene Butadiene System) commercial roof system. Units 156/158 were done in 2014 and Units 160/162/164 were done in 2017. The total investment of the roof replacement was \$110,000.
- The building has 5 hydro meters and 3 gas meters (utilities paid by Landlord)
- The building is heated and cooled with two rooftop package HVAC units, one forced air gas furnace (located in the law office unit), and some supplemental baseboard heaters.
- The building has a main 200-amp electrical panel & numerous 100-amp panels throughout
- There is a total of 6 x 2 pc bathrooms in the entire building
- Internet tower on site was built in 1989 and receives \$250 /year rent from Xplornet



FLOOR PLAN



Floorplan shows approximate measurements and layout. Not all current units are reflected.

LOCATION

