


Prepared by MATTHEW R. HANDLEY, Broker of Record
BEXHILL REALTY, BROKERAGE
 176 Treegrove Circle, Aurora, ON L4G6M1
 905-503-1737
 11/15/2011 10:49:06 AM

	4217 Highway 7 Dr E		List: \$2,600,000 For Sale
	Markham, Ontario L3R1L5 York Unionville		Sale
Dir/Cross St: East Of Warden-West Of Main		DOM: 1	Last Status: New
Pt Lot 10 Conc 5		Taxes: \$9,446.64/2011/Annual	
Land		Lease Term:	
Designated	Freestanding:	Holdover:	90
	Occup: Owner	SPIS:	N - -
Possession: Flexible		Franchise:	
Commercial Condo Fees:			
MLS#: N2240123 Seller: Yongsup Han And Joengsook Kim Contact After Exp: N			
PIN#:			
Total Area: 3.40 Acres	Survey:	Major Highway	
Ofc/Apt Area:	Lot/Bldg/Unit/Dim: 70X1278 Feet		
Indust Area:	Lot Irreg: Irreg - Approx 185Ft X 1278 Ft	Soil Test:	
Retail Area:	Crane:	Outside Storage:	
Apx Age:	Bay Size:	Rail:	
Volts:	%Bldg:	Basement: Y	
Amps:	Washrooms:	Elevator:	
Zoning: R1-4 (6 To 8 Storey Buildings)	Water: Municipal	UFFI:	
Truck Level:	Water Supply:	Assessment:	
Grade Level:	Sewers: Septics	Chattels:	
Drive-In:	A/C:	LLBO:	
Double Man:	Utilities: A	Days Open:	
Clear Height:	Garage Type:	Hours Open:	
Sprinklers:	Park Spaces: #Trl Spc:	Employees:	
Heat:	Energy Cert:	Seats:	
Phys Hdcap-Equip:	Cert Level:		
GreenPIS:			
Bus/Bldg Name:		For Year:	Financial Statement:
Actual/Estimated:			
Taxes:	Heat:	Gross Inc/Sales:	Est Value Inv At Cost:
Insur:	Hydro:	- Vacancy Allow:	Com Area Upcharge:
Mgmt:	Water:	- Operating Exp:	Percentage Rent:
Maint:	Other:	= Net Income B4 Debt:	
Remarks For Clients: Key Investment Development Land In Markham Centre. Town Of Markham Demonstration Plan Shows Four 6 Or 8 Storey Buildings Over This Lot And The Two Lots Adjoining To The West. This Is The Town's Desired Vision. Sciberras Road Is Being Extended To South To Connect To Enterprise. Neighbouring Property At 4201 Hwy 7 Just Sold.			
Extras: Buyers Are Advised To Conduct Own Due Diligence. Home Is Occupied And Rentable. No Showings Of The House, Walk Property Only. Town Of Markham Plan Depicts Four 6 To 8 Storey Buildings Fronting On Hwy 7. See Attachments.			
Remarks for Brokerages: Vendor Motivated To Effect Transaction. Great Opportunity For Investor And Developers With Vision. See Attachments. Appointments To Walk Land Only By Phone Or Email To Appts@Bexhillrealty.Com .			
Mortgage Comments:			
BEXHILL REALTY, BROKERAGE 905-503-1737 Fax: 905-503-1757 176 Treegrove Circle, Aurora L4G6M1 MATTHEW R. HANDLEY, Broker of Record 905-503-1737			
Contract Date: 11/14/2011	Condition:	Appts:	
Expiry Date: 5/14/2012	Cond Expiry:	Ad:	Y
Last Update: 11/15/2011	CB Comm: 2.0% Plus Hst	Escape:	
		Original \$:	\$2,600,000

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