



396 COOPER STREET

THE MAJESTIC



LEASING OPPORTUNITY

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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PROPERTY TYPE

- Commercial Office and Retail

HIGHLIGHTS

Four storey, elevatored, Class C office building with full basement. The building was constructed around 1962. The building is comprised of ground floor retail space and three levels of office space. Each floor has two washrooms located next to the elevator lobby. The lobby of the office component is located on Cooper Street. The basement is demised into a mechanical room and two partially finished spaces accessible to the retail Tenants.

Rentable Area	28,535 sq.ft.
Occupancy	76.30%
Sit Area	15,314 sq.ft.
Parking	30 Spaces
Zoning	Commercial

FINANCIAL INFORMATION

Price	\$5,800,000
Cap. Rate	8.12%
Net Operating Income	\$470,690
Assumable 1st Mortgage	\$3,400,000
Interest	6.05%
Maturing	03/13/2013