

INVESTMENT OPPORTUNITY

40 Hansen Road, Brampton



Vendor will lease back for 10 years!

\$4,850,000

For more information, please contact:

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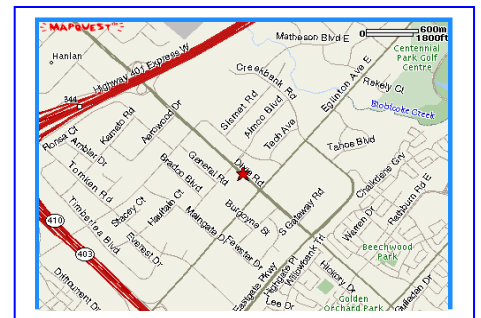
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CHESTERTON
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BINSWANGER, FORAGE REAL ESTATE SERVICES INC.

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INVESTMENT OPPORTUNITY

EXECUTIVE SUMMARY

Property Description:	Two storey brick & block building Fitness club is the major tenant Partial basement used as a running track Squash & racquetball courts Various fitness areas Second floor banquet hall
Number of fitness club members:	4,701
Years fitness club in business:	19 (originally operated by Fitness Authority)
Date Built:	1983
Lot Size:	2.55 acres +-
Building Size:	35,240 square feet
Realty Taxes:	\$87,936 (2003)

RENT ROLL

<u>Tenant</u>	<u>Area</u>	<u>Monthly Net Rent</u>	<u>Lease Term</u>
Premier Fitness Clubs Inc.	24,700	\$30,000	to Dec31/10
Physiomed Clinic	1,740	6,000	to Aug31/07
Amiri Banquet Hall	8,800	10,000	to Apr31/08
Total monthly rental income		\$46,000	
Net annual rental income		\$552,000	

