

# *4 Separate Units 4 Separate Leases* 2010 Dundas Street London, ON **A FULLY LEASED CAREFREE INVESTMENT**



A GREAT INVESTMENT PROPERTY AVAILABLE COMPRISED OF THE FOLLOWING:

- FULLY LEASED 50 UNIT HOTEL:** \$12,000 / Month plus utilities.
- ADULT ENTERTAINMENT FACILITY:** \$12,000 / Month plus utilities.  
New 9 year lease with two 5 year options.
- MEAT HEADS RESTAURANT + PATIO:** \$2,500 / Month plus HST & utilities.
- THE ROOSEVELT ROOM NIGHT CLUB:** \$5,500 / Month plus HST & utilities.

ALL TENANT'S ARE PROFITABLE AND ON LONG TERM LEASES.

Over \$315,000 in Net Annual Income. Taxes: \$48,000 for 2015.

Offered to market at a 8.5% Capitalization Rate.

*\$2,999,000 - for the whole building and businesses.*

*\$2,499,000 - for just the building.*

PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED.  
**CONTACT THE LISTING AGENT FOR MORE INFO AND OFFER PACKAGE.**

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Century 21 Regal Realty Inc. Brokerage

