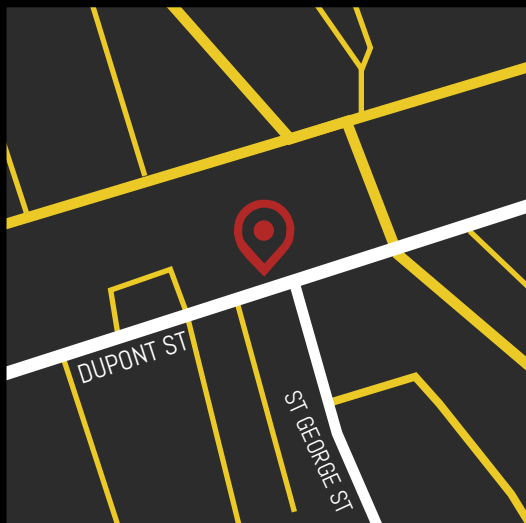


FULLY LEASED CARE FREE INVESTMENT



182-184 DUPONT AVE



CLASSIC VICTORIAN BRICK BUILDING AVAILABLE ON DUPONT.

6 RESIDENTIAL APARTMENTS AND ONE COMMERCIAL TENANT!

NEW 10 YEAR LEASE WITH TWO 5 YEAR OPTIONS. NET COMMERCIAL LEASE.

\$240,000+ IN ANNUAL NET INCOME

50 ft. frontage x 127 ft. depth.

TOTAL AREA: 8,520 SQ.FT. // RETAIL AREA: 3,670 SQ.FT.

ASKING PRICE: \$5,200,000

BUILDING ONLY FOR SALE.

PLEASE DO NOT GO DIRECT,
PLEASE DO NOT SPEAK TO STAFF, YOUR
DISCRETION IS APPRECIATED

CONTACT THE LISTING AGENT FOR MORE
INFO AND A COMPLETE OFFER PACKAGE.

STEPHEN M MURPHY

SALESPERSON / PRINCIPAL DIRECTOR

C: 416.707.6563 O: 416.849.5360 F: 416.849.8987

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CENTURY 21 REGAL REALTY INC. BROKERAGE



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