



KELEHER COMMERCIAL

and Residential Development



1,260 SQ FT COMMERCIAL RENTAL

10 Sanford Fleming Dr, Collingwood

- Reception Area
- Meeting Room
- Two Private Offices
- Two Open Offices
- Bullpen Area
- Kitchen
- 3 Piece Bathroom
- 5 Parking Spaces
- M-5 Zoning, many permitted uses





MLS® #: **242826**
 List Date: **10-Feb-2020** Sqft Available: **1,260**
 # Floors:
 Building Type: **Office(s)**
 Title/Ownership: **Freehold**
 Lot Front: **359.00**
 Road Access Fee:
 Waterfront: **No**
 Total Number of Units: **1**
 Leased Land Fee:
 Recreational:
 Lot Depth:
 Lot Size/Acres: **1-2.99 Acres/**
 WF Exposure:

10 SANDFORD FLEMING DRIVE

COLLINGWOOD

Price: \$2,000.00 Monthly

Public Remarks: **Very clean and bright 1,260 SF office space. Entire second floor with large reception area, two doored offices/meeting rooms, bullpen area beside two open offices, eat-in kitchen and three-piece bathroom. Seconds to HWY 26 and highly visible from street. Five parking spaces plus ample visitor parking. M-5 zoning allows for many possible uses. Please call to book a showing.**

Directions: **HWY 26 to Sandford Fleming Dr**

Heat Primary/Sec: HVAC:	Forced Air-Gas/ Central Air	Interior Features	Basement: UFFI:
Sq Ft Total (Bldg): Bays - LxW Grade Level - HxW Parking Total: Site Influences Water/Supply Type:	7,660 - x - x 5 Airport Nearby, Ample Parking, Highway Access Municipal/	Exterior Features Sq Ft Min Div: 1,260 Sq Ft Available: 1,260/ Retail Area: / Parking Shared: Inclusions/Exclusions	Sq Ft Max Cont: 1,260 Utilities: Hydro: Parking Dedicated: Sewage: Municipal Sewers
Inclusions:	None		% Building: Exposure: Lot Shape:

Incl In Add. Rent:	Building Insurance, Common Area Costs, Common Elements, Exterior Maintenance Deposit	Lease Term:
Lease Requirements:		Pets Permitted:
Parking Cost/Mnth \$:	\$0	Priv Entrance: Yes
Property Mgr/Phone:	/	List of Fixtures:
Leasehold:	Exp Lse of Date:	Living Quarters Attach: No
	Furnished: No	
	Sublease: No	
	Lease Agreement: Yes	
	Leasehold:	

Unit Information						
Unit Types	Unit #	Net SqFt	Rate	Addtl Rent	Date Leased	Additional Info
Office	3	1,260		4.74		

Pin#:	Zoning: M-5	Taxes/Year: /
Assessment \$/Year:	Survey/Year/Type: No/ /	Type Taxes:

Confidential:	Financial Stmt:	Chattels:	Franchise:
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Royal LePage Locations North (Collingwood), Brokerage

Client Full Report

Date Printed: 02/10/2020

Prepared By: Maggie Jarvos, Salesperson

Royal LePage Locations North (Collingwood), Brokerage

Measurements

- Reception Area 23' X 13'
- Office/Meeting Room #1: 11' 7" X 10' 10"
- Office #2: 10' 10" X 7' 07"
- Bullpen 23' 03" X 8' 9"
- Open Office #1 (off bullpen): 11' 08" X 6' 0"
- Open Office #2 (off bullpen): 11' 01" X 6' 0"
- Hall with blackboard: 24' 03" X 3' 04"
- Kitchen: 13' 11" X 8' 07"



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LOCATIONS NORTH
 BROKERAGE

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