

FOR SALE – MEDICAL OFFICE SPACE (CONDOMINIUM)
3075 HOSPITAL GATE, UNIT 306, OAKVILLE, ON L6M 4H6



ASKING PRICE: \$965,000 – Located on the new Oakville Hospital Campus

PROPERTY INFORMATION:

General Information: This space is located in a brand new medical office building which currently offers a full array of medical specialists. The building is enviably located on the new Oakville medical campus, and is connected to the hospital by a covered walkway. There is the private Doctors Lounge area amenity space complete with an outdoor patio and kitchenette for the use and enjoyment of all owners and tenants within the building. State of the art building complete with energy efficient heating and cooling systems, operable windows, a green wall, and ample natural light throughout. Located directly across the hall from LMC Diabetes & Endocrinology.

Common Area Maintenance Charge: Currently being charged at \$1,651.48 per month for 2017.

Property Assessment & Realty Taxes: Property taxes not yet assessed. It is estimated that the realty taxes once assessed should be approximately \$6.00/s.f. for 2017.

Area of Premises: 2,159 s.f. (The area noted below is in compliance with the ANSI/BOMA Z65.1-1996 Standard Method For Measuring Floor Area in Office Buildings.) Certified on March 18, 2016 by Extreme Measures Inc.

Leaseholds: The Seller has invested more than \$200,000 in leaseholds within the Premises/

Sellers Name: Feathers91 Inc.

Neil Warshafsky, CCIM, Broker

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Royal LePage Real Estate Services Ltd., Brokerage

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PATIENT WAITING AREA



BUILDING LOBBY



RECEPTION



RECEPTION



OFFICE



SHOWROOM



SHOWROOM



WASHROOM



DOCTOR'S LOUNGE



RECEPTION



OFFICE



OFFICE



EXAM AREA

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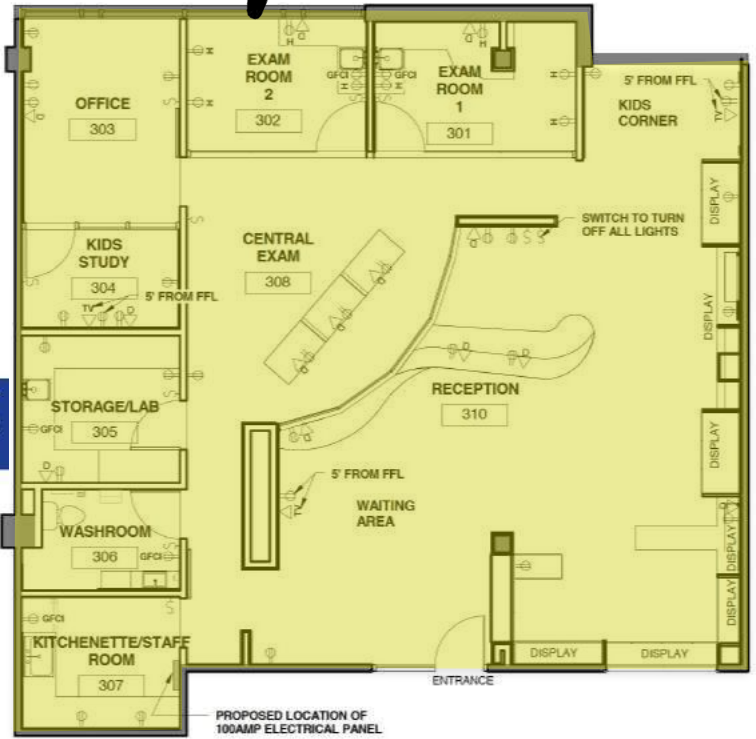
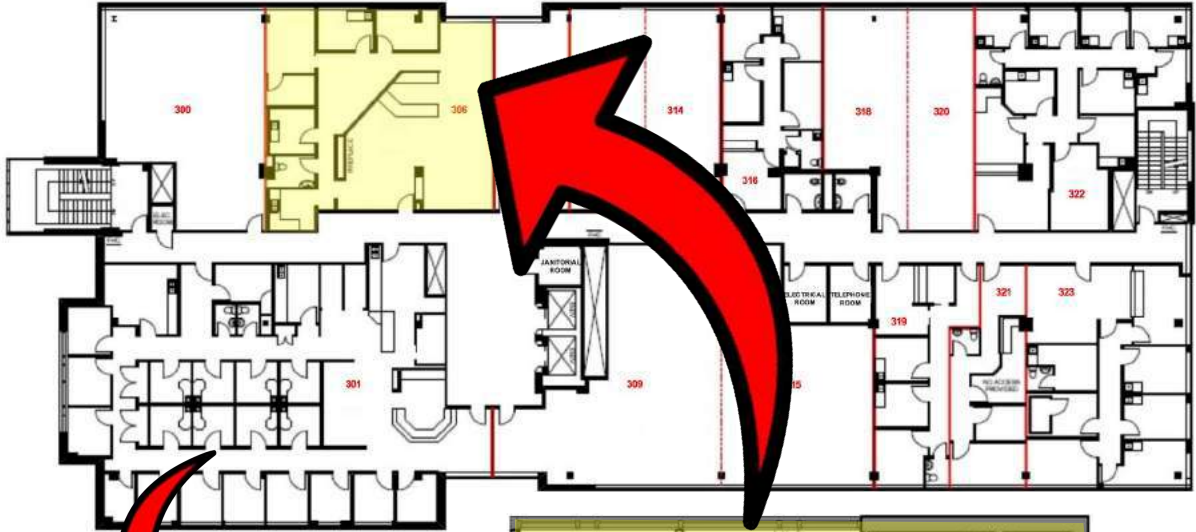


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THIRD FLOOR PLAN



1 ELECTRICAL PLAN
3/16" = 1'-0"

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EXCLUSIVITY USES:

Means the uses of a Unit for purposes of a pharmacy, diagnostic imaging, nuclear medicine laboratory, Medical laboratory or specimen collection centre, drop-off and pick-up depot for blood samples, an Electrocardiography and spirometer centre, a chiropractic clinic, a physiotherapy clinic, a walk-in clinic Situate on Level 1, a dental clinic situate on Level 1, the sale of prescription glasses in a Unit located On Level 1, a diabetes clinic, a diabetes education program, the sale of hearing aids, a vestibular testing Clinic, exercise stress testing, exercise echocardiography, dobutamine stress electrocardiogram, holter Monitoring (Laboratory exempted), arrhythmia monitoring and external loop recorders, ambulatory blood Pressure monitoring, echocardiography, ophthalmology clinic, optometry clinic, the fitting and sale of Orthotics, naturopathy services, registered massage therapy clinic, acupuncture clinic, pain clinic (Unlicensed fluoroscopy permitted), coffee shop, ultrasound including unlicensed gynecology imaging for Ancillary diagnostic purposes, fluoroscopy, bone mineral density, mammography, weight loss clinic or dermatology clinic.

Exclusivity Uses does not include the provisions of services which are a normal and incidental part of the practice of medicine or dentistry in the field of specialty of an Owner or occupant of a Unit (such as, For example taking dental x-rays or blood and urine samples) which are expressly permitted.

UNIT # 306 - EXCLUSIVITY:

Units 3, 4, and 5 (# 306) will be designated as the exclusive optometry / ophthalmology clinic for the Building. Also the sale of prescription eye glasses and contact lenses will be allowed as an ancillary use

OWNERSHIP & LEGAL DESCRIPTION:

Description of Units: Units 3, 4 & 5, Level 3, Halton Leasehold Condominium Plan No. 654 and its appurtenant Interest subject to and together with easements as set out in Schedule A as in HR1362829 Town of Oakville. PIN numbers: 259560107, 259560108 and 259560109.
Percentage Contribution to Common Expenses 0.909640

Description of Lands: Those certain lands and premises situate in the Town of Oakville, currently municipally known as 3000 Third Line (subject to re-designation by the Town of Oakville, both as to the street name and street number), Town of Oakville, Regional Municipality of Halton, Province of Ontario, being Part of Lots 26 and 27, Concession 1 North of Dundas Street, Town of Oakville, described as Parts, 1, 2, 3, 4 and 5 on Plan 20R-19602 together with and subject to certain easements (being PIN 24928-0257(LT) and PIN 24848-0191(LT)).

Description of Land Lease: The land lease between the Vendor as tenant and Halton Healthcare Services Corporation as landlord, which lease is described in the draft Declaration included in the Disclosure Statement and notice of which has been registered on title to the Lands as Instrument No. HR1112871 on July 3, 2013 wherein Halton Healthcare Services Corporation leased the Land to the Vendor for a term of fifty (50) years less one day.

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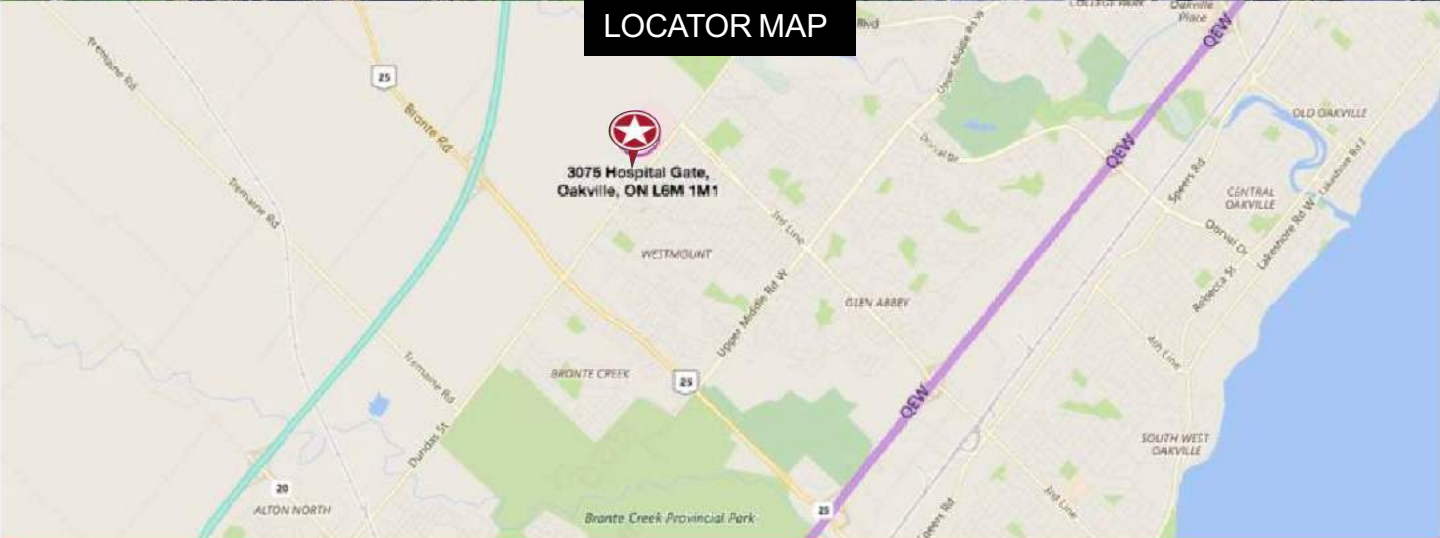
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AERIAL MAP



LOCATOR MAP



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