

Commercial/Industrial Report



Property Address:	123 ANY ST
Municipality:	ANY TOWN
Roll Number:	000000000000000
Property Code & Description:	428-Regional shopping centre

Legal Description	ASDF PT LOTS 21 AND 22 RP 40R8355 PARTS 2 TO 20 22 PT PARTS 1 21 RP 40R8513 PARTS 1 AND 2
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Last Valid Sale Date (yyyy-mm-dd)	-
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Last Valid Sale Amount:	-
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Valuation Date (yyy-mm-dd)	January 1, 2016	Taxation Year	2024
Assessed Value*	\$291,839,000	Phased-In Assessment**	\$291,839,000

Realty Tax Class (RTC)	Realty Tax Class (RTQ)	Realty Portion
S-Shopping Centre	T-Taxable: Full	\$255,012,310
D-Office Building	T-Taxable: Full	\$21,574,190
C-Commercial	T-Taxable: Full	\$15,252,500

Frontage (ft)	-	Depth (ft)	-
Site Area (A)	54.68	Zoning	MCA-1

Business Name	Business Mailing Address
***** , *****	**** ***** ** ***** ON *0* 0*0
***** , *****	

Permit Details

Number	Issue Date (yyyy/mm/dd)	MPAC Work Description	MPAC Status
22 003543 000 00	2022/04/26	Alterations/Renovations	OPEN
21 110743 000 00	2022/01/25	Alterations/Renovations	PROCESS
21 108332 000 00	2021/10/14	Alterations/Renovations	PROCESS
21 108408 000 00	2021/10/06	Alterations/Renovations	PROCESS
21 107677 000 00	2021/08/19	Alterations/Renovations	CLOSED
21 107298 000 00	2021/08/11	Alterations/Renovations	CLOSED
21 105689 000 00	2021/07/27	Alterations/Renovations	CLOSED
21 105559 000 00	2021/06/30	Alterations/Renovations	CLOSED
21 100085 000 00	2021/02/03	Alterations/Renovations	CLOSED
20 109561 000 00	2020/11/24	Alterations/Renovations	CLOSED
20 101532 000 00	2020/03/11	Alterations/Renovations	CLOSED
19 110487 000 00	2020/01/10	Alterations/Renovations	CLOSED
19 109934 000 00	2019/11/18	Alterations/Renovations	PROCESS
19 109207 000 00	2019/11/08	Addition	CLOSED
19 109180 000 00	2019/10/31	Addition	CLOSED
19 109190 000 00	2019/10/22	Plumbing	CLOSED
19 108113 000 00	2019/09/17	Alterations/Renovations	CLOSED
19 105282 000 00	2019/08/28	Alterations/Renovations	CLOSED
19 106364 000 00	2019/08/15	Alterations/Renovations	CLOSED
19 102614 000 00	2019/07/31	Alterations/Renovations	CLOSED
19 102614 000 00	2019/07/31	Alterations/Renovations	CLOSED
19 104684 000 00	2019/07/04	Alterations/Renovations	CLOSED
19 104548 000 00	2019/06/19	Alterations/Renovations	CLOSED
18 108235 000 00	2019/06/07	Alterations/Renovations	CLOSED
19 103449 000 00	2019/06/03	Alterations/Renovations	CLOSED
19 100086 000 00	2019/01/28	Alterations/Renovations	CLOSED
18 110273 000 00	2019/01/18	Alterations/Renovations	CLOSED
18 110276 000 00	2019/01/18	Alterations/Renovations	CLOSED
18 109680 000 00	2018/12/05	Alterations/Renovations	CLOSED
18 109678 000 00	2018/12/05	Alterations/Renovations	CLOSED
18 107671 000 00	2018/09/28	Alterations/Renovations	CLOSED
17 109401 000 00	2018/03/29	Addition	CLOSED
15 105401 000 00	2016/03/09	Alterations/Renovations	PROCESS
15 105162 000 00	2016/01/11	Alterations/Renovations	CLOSED
14 101980 000 00	2015/01/27	Alterations/Renovations	CLOSED

Number	Issue Date (yyyy/mm/dd)	MPAC Work Description	MPAC Status
14 101385 000 00	2014/09/15	Alterations/Renovations	CLOSED
13 100990 000 00	2013/07/15	Signs	CLOSED
13 101095 000 00	2013/07/05	Alterations/Renovations	CLOSED
11 100245 000 00	2011/05/19	Alterations/Renovations	CLOSED
11 100202 000 00	2011/04/21	Alterations/Renovations	CLOSED

Income

Structure Description	SHOPPING CENTRE NEIGHBOURHD		
Building ID Number	4	Year Built	2016
Number of Storeys	1	Number of Units	1
Total Gross Leasable Area (sqft)	6,784		

Tenancy Type	Gross Leasable Area (sqft)	PGI	VAC	EXP	NOI	CAP
Specialty Retail	6,784	\$164,512	7%	6.5%	\$143,051	6%

Income

Structure Description	CONVENTIONAL RESTAURANT		
Building ID Number	3	Year Built	2012
Number of Storeys	1	Number of Units	1
Total Gross Leasable Area (sqft)	7,698		

Tenancy Type	Gross Leasable Area (sqft)	PGI	VAC	EXP	NOI	CAP
Specialty Retail	7,698	\$230,940	7%	6.5%	\$200,813	6%

Income

Structure Description	OFFICE COMMERCIAL		
Building ID Number	2	Year Built	2010
Number of Storeys	1	Number of Units	13
Total Gross Leasable Area (sqft)	127,450		

Tenancy Type	Gross Leasable Area (sqft)	PGI	VAC	EXP	NOI	CAP
Office	127,450	\$2,128,415	7%	5%	\$1,880,453	7%

Income

Structure Description	RETAIL STORE	
Building ID Number	5	Year Built 1999
Number of Storeys	2	Number of Units 1
Total Gross Leasable Area (sqft)	121,730	

Tenancy Type	Gross Leasable Area (sqft)	PGI	VAC	EXP	NOI	CAP
Anchor	121,730	\$760,812	2%	2%	\$730,683	6%

Income

Structure Description	SHOPPING CENTRE NEIGHBOURHD	
Building ID Number	1	Year Built 1968
Number of Storeys	2	Number of Units 217
Total Gross Leasable Area (sqft)	525,094	

Tenancy Type	Gross Leasable Area (sqft)	PGI	VAC	EXP	NOI	CAP
Anchor	25,000	\$425,000	7%	6.5%	\$369,558	6%
Storage	5,795	\$155,016	7%	6.5%	\$134,793	6%
Kiosk	1,989	\$786,050	7%	6.5%	\$683,509	6%
Food Court	7,396	\$998,460	7%	6.5%	\$868,210	6%
Allied	220,510	\$8,085,866	7%	6.5%	\$7,031,064	6%
Specialty Retail	253,595	\$4,990,169	7%	6.5%	\$4,339,201	6%
Office	10,808	\$372,876	7%	6.5%	\$324,233	6%

Cost Property Information

Land Size (A):	2.80	Total Refrigeration (cuft):	-
Total Land Value:	\$1,890,676	Total No. of Dock Levelers:	-
Total RCN for Yardwork:	\$12,000	Total No. of Walk in Coolers:	-
Total RCNLD for Yardwork:	\$10,000	Total Floor Area (sqft):	-
Total RCN for Building:	\$125,000	Total Int. Office Area (sqft):	-
Total RCNLD for Building:	\$110,000	Total Heating Area (sqft):	1,292
Year Built Range:	1990 -1992	Max Height (ft):	8

BIN	Bldg No.	Structure Desc.	Year Built	Building Use	Floor Area(sqft)	Int. Off Area(sqft)	Height (ft)	Floor Level
1	1a	Wood Frame	1990	STORAGE	1782	-	8	1
2	1b	Load Bearing	1992	RELAY BUILDING	1292	-	8	1

NOTE: *Pursuant to the Ontario Assessment Act, assessed values for taxation years from 2017 onwards are currently based on a January 1, 2016 valuation date. This valuation date is subject to change through legislation. For more information regarding assessments, visit www.mpac.ca

**Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority. Property assessments for taxation years from 2020 onwards are based on the fully phased-in January 1, 2016 assessed values.

SAMPLE