

49, 51, 53 DUDLEY AVENUE

PROUDLY PRESENTED BY:

Oulahen TEAM

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49 DUDLEY AVE

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LOT SIZE: 36.31 ft (W) by 39.99 ft (Corner) by 75.98 ft (S) by 48.12 ft (E) by 129.42 ft (N)

LOT AREA: 5,381.96 square feet

INCLUSIONS: All Chattels and Fixtures in "As Is, Where Is" Condition.

TAXES (2017): \$5,132.72

PRICE: \$2,000,000

LEASE TERMS: \$1,000/Month-to-Month (Upper)
\$1,375/Month until Aug 26, 2017 (Main)
All tenants to be assumed.

53 DUDLEY AVE

LOT SIZE: 57.51 ft (W) by 161.58 ft (S) by 29.52 ft (E) by 53.11 ft (NE) by 144.61 ft (N)

LOT AREA: 8,078.31 square feet

INCLUSIONS: All Chattels and Fixtures in "As Is, Where Is" Condition.

TAXES (2017): \$5,283.26

PRICE: \$3,000,000

LEASE TERMS: \$2,425.85/Month-to-Month
All tenants to be assumed.

51 DUDLEY AVE

LOT SIZE: 58.00 ft (W) by 129.42 ft (S) by 48.35 ft (E) by 161.58 ft (W)

LOT AREA: 7,037.44 square feet

INCLUSIONS: All Chattels and Fixtures in "As Is, Where Is" Condition.

TAXES (2017): \$5,480.10

PRICE: \$2,500,000

LEASE TERMS: \$2,486.75/Month-to-Month
All tenants to be assumed.

TOTAL

FRONTAGE (ON DUDLEY): 191.83 ft

FRONTAGE (ON CRAIGMORE): 75.98 ft

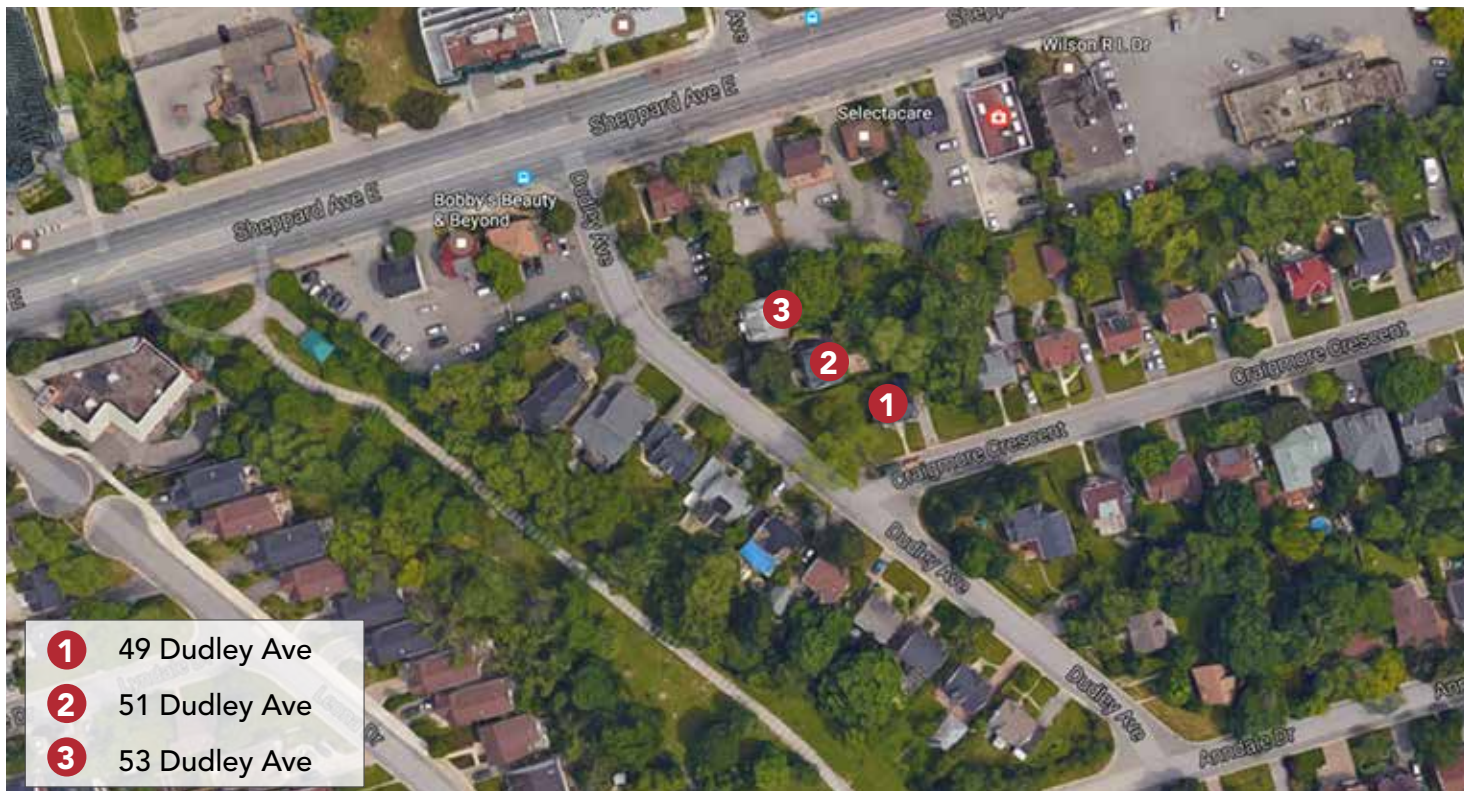
LOT AREA: 20,497.71 square feet



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Just 750 m away from the Sheppard-Yonge Subway entrance, Highway 401, and all of the other features, shops, restaurants, and amenities of Yonge and Sheppard.



FOR MORE INFORMATION PLEASE **CONTACT THE OULAHEN TEAM TODAY!**

Oulahen TEAM **RE/MAX** RE/MAX REALTRON REALTY INC. Brokers, Independently Owned and Operated

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