

FOR SALE



THE WELLBROCK COMMERCIAL & RESIDENTIAL

**PRIME LOCATION - 18,016 SQFT
\$5,500,000.00**

**82-94 BROCK STREET &
155-159 WELLINGTON STREET**



**CALL FOR MORE
INFORMATION**

**LUCA ANDOLFATTO
(613) 541-9220**

**ZEV GITALIS
(416) 930-9809**

Team
LUCA First
Realtors®



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LOT DATA

DIMENSIONS: AREA: 7,502 Sq. Ft. +/-

Brock St. 87.81 Ft.
Wellington St. 74.97 Ft.

SHAPE: Trapezoidal **TOPOGRAPHY:** Gradual downward slope from west to east

EXCESS LAND: NO

SERVICES:

Water	Paved road
Gas	Telephone
Street Lights	Transit
Hydro	Sidewalks
Cable TV	
Storm Sewers	
Sanitary Sewers	

SITE IMPROVEMENTS

Landscaping: Gravel lot at the rear of the building

ACCESS POINTS:

Pedestrian accesses to individual rental units on both Wellington Street and Brock Street; one ground floor access to offices and apartments on second and third levels located on Wellington Street. One ground floor access to apartment on Brock Street. Municipal laneway access to rear of building

PARKING: 3 STALLS

EASEMENTS: None

COMMENTS:

The site is irregularly shaped with approximately 87.81 Ft. of frontage along Brock Street and 74.97 Ft. of frontage along Wellington Street, nearly 100% covered by improvements. It is a corner location with sidewalks on both streets, as well as metered parking and municipal parking garages nearby.

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IMPROVEMENT DATA

CATEGORY: Mixed Use Building

TYPE: Retail/Office/Apartment Building

ACTUAL AGE: 115 Years +/- EFFECTIVE AGE: Mixed - 10 to 30 Years +/-

QUALITY: Good CONDITION: Good

GROSS AREA:

Ground Floor 6,414 Sq. Ft. +/-
Second Floor 6,414 Sq. Ft. +/-
Third Floor 5,188 Sq. Ft. +/-

CONSTRUCTION DETAILS

FOUNDATION: Stone, reinforced concrete

FRAMING: Stone, wood and brick

EXTERIOR WALLS: Limestone

FENESTRATION: Ground Floor - fixed double glazed
Storefronts; second floor - double glazed with slider panels
Third floor - double hung; double glazed

FLOOR STRUCTURE: Wood joists and plank sub-floor

ROOF STRUCTURE: Primarily wood trusses and sheathing with small area of wood joists and decking

ROOFING: Primarily asphalt shingle with small area of built-up tar and gravel

INSULATION: Unknown

ELECTRICAL: Each commercial and apartment has separately metered 60 to 100 amp service

HEATING/AC: Hot water heater, gas fired boiler, some baseboard electric heaters

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IMPROVEMENT DATA

PLUMBING

Mixed piping. Each commercial unit on the ground floor; the three office units on the second floor share a common washroom; each apartment has a three or four piece bathroom and kitchen

INTERIOR FINISHES

Walls

Plaster, exposed limestone, drywall

Floors

Carpet, hardwood, ceramic tile, vinyl

Ceilings

Plaster, drywall

Lighting

Mixture of fluorescent and incandescent on ground floor and second floor offices; incandescent fixtures in apartments

ROOM/UNIT ALLOCATION

Ground Floor

6 Retail

Second Floor

3 offices; 3 apartments

Third Floor

8 apartments

Basement

Storage/Utilities



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The 11 apartments consist of two studio residential units, one 1-bedroom+den, two 2-bedroom units, and six 1-bedroom units.

The rear of the building has recently been repainted and stucco replaced.

The ground floor retail units are accessed by their own private entrances along Brock Street and Wellington Street with all units except unit 5 (Smoker's Haven) having rear access. The interiors of the retail units have had various updates completed specifically to the individual tenants.

The second floors offices have been moderately well upgraded and redecorated.

Recent updates to the second floor include a new air-conditioning unit.

The apartments are being systematically upgraded, as leases turn over, with the new kitchens, windows, bathrooms, flooring, and redecorating. The majority of the units would be considered to be in good condition. Maintenance by tenants is also good. There are two newer units on the second floor which were office space.

One of the newer units is a one-bedroom unit containing 650 sq. ft. with an open concept kitchen/living/dining room, plus a 3-piece bathroom and a bedroom.

The second newer unit is a studio unit containing 388 sq. ft. with kitchen/living area, 3-piece bathroom and a sleeping area. These units have been well finished.

There Potential to renovate an additional office and convert it to a 2-bedroom residential unit.

Access to the second and third level is located on Wellington Street via secured lobby and staircase to the second level. A new security fob system has been recently installed. There is one apartment unit on Brock Street which has its own private entrance to the second level.

The rear of the site is improved with a small, graveled area allowing for approximately three cars. Access to this area is via a city laneway from Clarence Street. A metal gate was installed to enhance security to a small courtyard which provides rear access to three of the commercial units.

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