



# INDUSTRIAL CONDOMINIUM REPORT

**Indusite Realty Corporation** is a leading industrial/commercial real estate brokerage in Mississauga. Since 1981, Indusite has specialized in the sale and leasing of industrial, commercial and office properties, including industrial condominiums. It is our goal to provide you with up to date market data and information that is specifically aimed at industrial condominium ownership. *Joe Nizich* and *David Strzelec* have a combined 48 years experience in commercial real estate.

## HOW TO GET APPROVED FOR COMMERCIAL REAL ESTATE FINANCING

Asking for a commercial real estate loan can be daunting. More often than not, the fate of the purchase rests heavily on whether the bank says yes or no. However, a few important steps can boost your chances significantly.

"Put yourself in the banker's shoes," says BDC Major Accounts Manager Jean-Sebastien Vincent. "Ask yourself what will put them at ease about giving you the loan." Marc Noel-Corriveau, BDC Senior Account Manager, agrees: "A lot of businesses make a bad impression with the bank because they didn't do their homework before the meeting."

Courtesy of Michael Wolfer | Manager, Major Accounts

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## AVAILABLE PROPERTIES



### QUEENSWAY

- Total Size: 1,809 Sq. Ft.
- Office Size: 100%
- Exposure onto Queensway East
- Suitable for office, showroom, medical, dental
- List Price: \$1,425,000.00
- Sold conditionally



### HURONTARIO/401

- Total Size: 1,427 Sq. Ft.
- Office Size: 100%
- Corner Unit
- List Price: \$849,900.00



### STEELES/ HWY 410

- Total Size: 2,029 Sq. Ft.
- Office Size: 10%
- 14.0 Ft. Clear Height
- Drive In Shipping
- List Price: \$1,029,000.00





## SEVEN CRUCIAL STEPS THAT CAN HELP ENSURE YOU GET A COMMERCIAL REAL ESTATE LOAN

- Show Profitability
- Prepare Your Documents
- Assess Your Space Needs
- Give Yourself Time
- Meet the Bank Before Bidding
- Have a Property in Mind
- Investigate Loan Terms, Not Just Rates

*Courtesy of Michael Wolfer | Manager, Major Accounts*  
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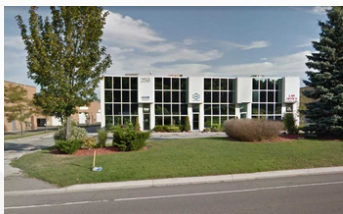
For the full report: [www.bdc.ca/en/articles-tools/money-finance/buy-lease-commercial-real-estate/how-get-approved-for-commercial-real-estate-financing](http://www.bdc.ca/en/articles-tools/money-finance/buy-lease-commercial-real-estate/how-get-approved-for-commercial-real-estate-financing)

## RECENTLY SOLD BY INDUSITE



### **5133 TOMKEN RD**

- Total Size: 1,860 Sq. Ft.
- Office Size: 20%
- Clear Height: 14.0 Ft.
- Truck-Level Shipping
- Sold Price: \$1,027,786.00



### **259 TRADERS BLVD 2-3**

- Total Size: 4,022 Sq. Ft.
- Office Size: 50%
- Clear Height: 18.0 Ft.
- Drive-In Shipping
- Sold Price: \$1,950,000.00



### **2359 ROYAL WINDSOR DR 24**

- Total Size: 11,000 Sq. Ft.
- 40% Office, 60% Industrial
- Clear Height: 16.0 Ft.
- Drive-In Shipping
- Sold Price: \$3,510,000.00



### **1095 STRATHLY AVE 23**

- Total Size: 1,350 Sq. Ft.
- Office Size: 150 Sq. Ft.
- Clear Ceiling: 18.0 Ft.
- Drive-In Shipping
- Sold Price: \$625,000.00

FOR MORE INFORMATION ON OUR LISTINGS OR A **FREE**, NO OBLIGATION OPINION OF THE MARKET VALUE ON YOUR UNIT, **CONTACT US:**



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