



# SELF STORAGE WITH HIGHWAY FRONTAGE

KIRKFIELD, ONTARIO



# LISTING INFORMATION



## PROPERTY OVERVIEW

Established turn-key self storage rental business offered for sale. A year-round operation, this high traffic commercial location in Kirkfield Ontario has multiple storage units, as well as outdoor storage. This turn-key operation with minimal business supervision provides for a year-round income with an established clientele. Well maintained, fully fenced Self Storage facility. 45 units, ranging from 10 ft x 5 ft - 10 ft x 20 ft in two buildings, with 40 units currently occupied (approximately 89%). The property is located adjacent to LCBO, drawing local traffic from the vicinity. Gravel parking lot, with fire services water reservoir.

## FEATURES

- > Established and well managed
- > Partially climate controlled
- > Consistently fully occupied
- > List Price: \$850,000
- > Services Cottagers and clients in the vicinity
- > Highway frontage with high traffic



# LISTING INFORMATION - RENT ROLL



UNIT #	SIZE	AFTER TAX	BEFORE TAX
1	10 x 20	\$185.00	\$163.72
2	10 x 20	\$185.00	\$163.72
3	10 x 20	\$209.00	\$184.96
4	10 x 20	\$170.00	\$150.44
5	10 x 20		
6	10 x 20	\$169.50	\$150.00
7	10 x 20	\$185.00	\$163.72
8	10 x 20	\$185.00	\$163.72
9	10 x 20		
10	10 x 5	\$96.00	\$84.96
11	10 x 5	\$85.00	\$75.22
12	10 x 5	\$85.00	\$75.22
13	10 x 5	\$96.05	\$85.00
14	10 x 5	\$85.00	\$75.22
15	10 x 5	\$85.00	\$75.22
16	10 x 10	\$145.00	\$128.32
17	10 x 10	\$145.00	\$128.32
18	10 x 10	\$145.00	\$128.32
19	10 x 10	\$124.30	\$110.00
20	10 x 10	\$145.00	\$128.32
21	10 x 10	\$145.00	\$128.32
22	10 x 10	\$145.00	\$128.32

UNIT #	SIZE	AFTER TAX	BEFORE TAX
23	10 x 10	\$145.00	\$128.32
24	10 x 10	\$100.01	\$88.50
25	10 x 20	\$185.00	\$163.72
26	10 x 20	\$209.00	\$184.96
27	10 x 20	\$182.00	\$161.06
28	10 x 15		
29	10 x 15	\$165.00	\$146.02
30	10 x 15	\$186.45	\$165.00
31	10 x 15	\$165.00	\$146.02
32	10 x 15	\$165.00	\$146.02
33	10 x 15	\$165.00	\$146.02
34	10 x 10	\$124.30	\$110.00
35	10 x 10	\$163.00	\$144.25
36	10 x 10	\$145.00	\$128.32
37	10 x 15		
38	10 x 15	\$165.00	\$146.02
39	10 x 15	\$186.45	\$165.00
40	10 x 15	\$165.00	\$146.02
41	10 x 15	\$186.00	\$164.60
42	10 x 15		
43	10 x 10	\$163.00	\$144.25
44	10 x 10	\$145.00	\$128.32
45	10 x 10	\$145.00	\$128.32

# LISTING INFORMATION - CASH FLOW



Buyers to assess during due diligence period.

## INCOME

45 storage lockers, outdoor, along with some parked vehicles	\$ 77,215.81
Income without HST	\$ 68,332.57

## EXPENSES

Advertising & Promotion	\$ 3,264.00
Bad Debts & Discounts	\$ 200.00
Landscaping (Snow Removal)	\$ 2,830.00
Insurance	\$ 3,601.00
Management Fees	\$ 4,250.00
Office & General (sitelink)	\$ 1,536.00
Professional Fees	\$ 3,042.00
Realty Taxes	\$ 6,402.00
Repairs & Maintenance	\$ 516.00
Bank Fees	\$ 180.00
Phone	\$ 60.00
Credit Card	\$ 1,200.00
Total Expenses	\$ 27,081.00
Potential NOI	\$ 51,433.41

# LISTING INFORMATION



## UNIT COUNTS & ASKING PRICES

UNIT SIZE	UNITS	ASKING RATE
10 x 5	6	\$85.00
10 x 10	15	\$145.00
10 x 15	12	\$165.00
10 x 20	12	\$185.00

Plus 8 outdoor spaces

# PROPERTY OVERVIEW



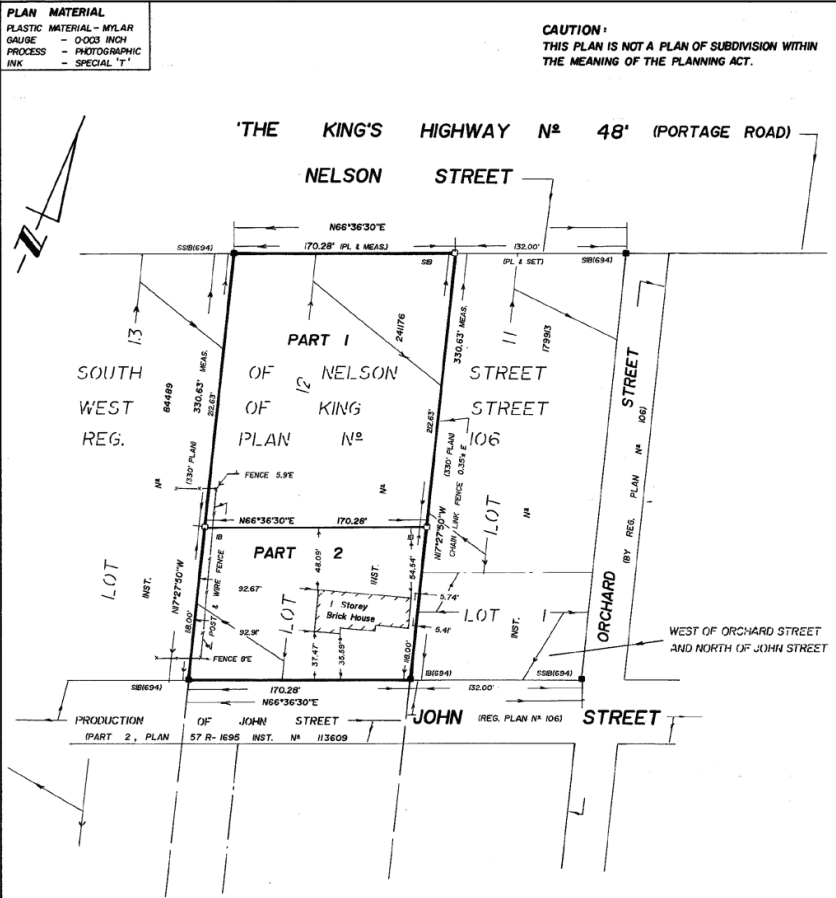
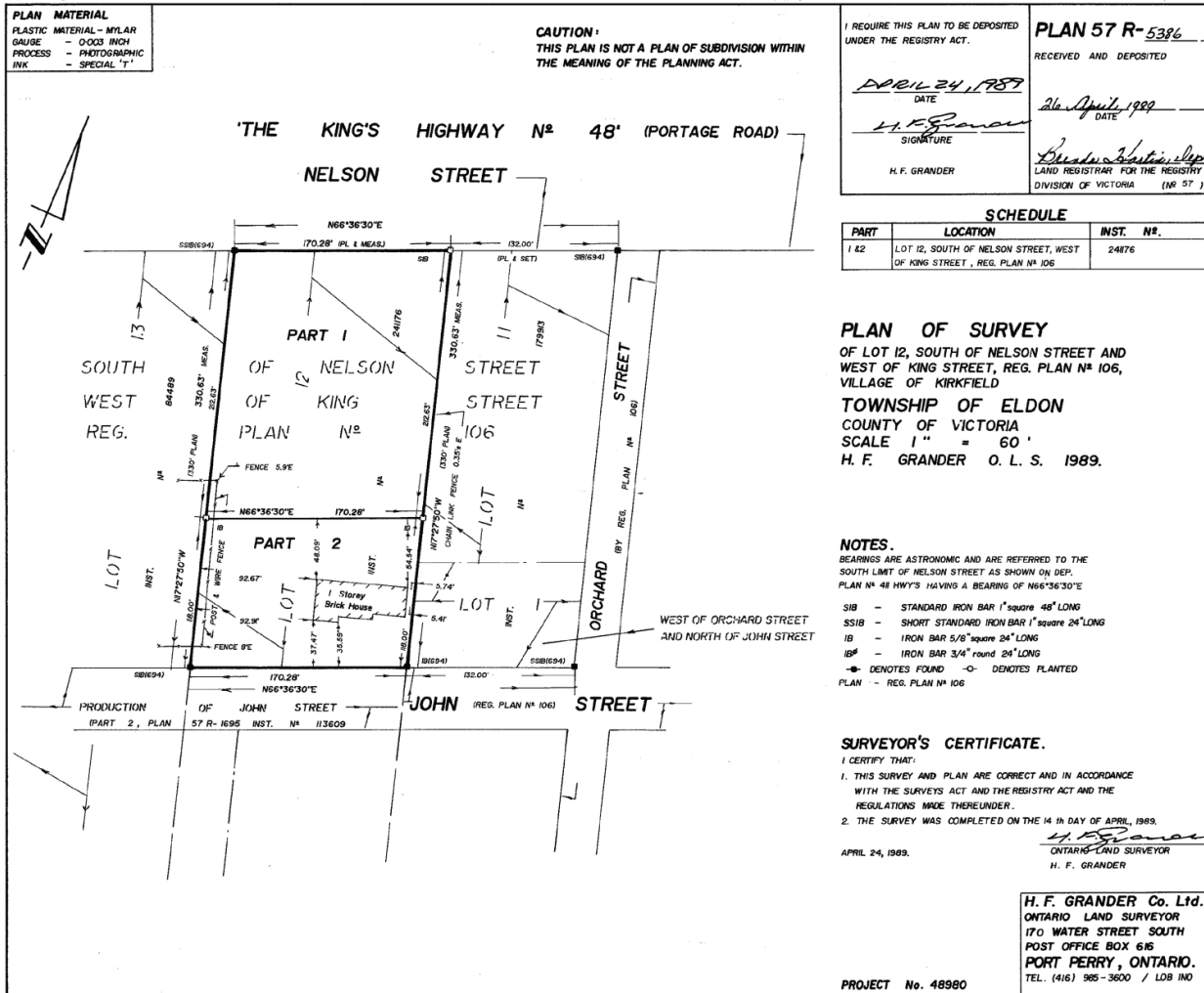
## BUILDING 1

#1-10x20	#2	#3	#4	#5	#6	#7	#8	#9	#10	#24-10x10	#23	#22	#21	#20	#19	#18	#17	#16	#15	#14	#13	#12	#11	#10
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## BUILDING 2

#25-10x20	#26	#27	#28-10x15	#29	#30	#31	#32	#33	#34-10x10	#45-10x10	#44	#43	#42-10x15	#41	#40	#39	#38	#37	#36	#35	#34
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# PROPERTY OVERVIEW





# PROPERTY OVERVIEW - Property Tax (2020)





**KAWARTHA LAKES**

## Tax Bill

City of Kawartha Lakes  
P.O. Box 596  
Lindsay, Ontario K9V 4W9  
Tel: 705-324-9411  
Toll Free: 1-888-822-2225  
www.kawarthalakes.ca

**2020 FINAL TAX NOTICE**  
July 11, 2020

You can receive your City of Kawartha Lakes tax bill online through epost. Sign up on [epost.ca](http://epost.ca) now!



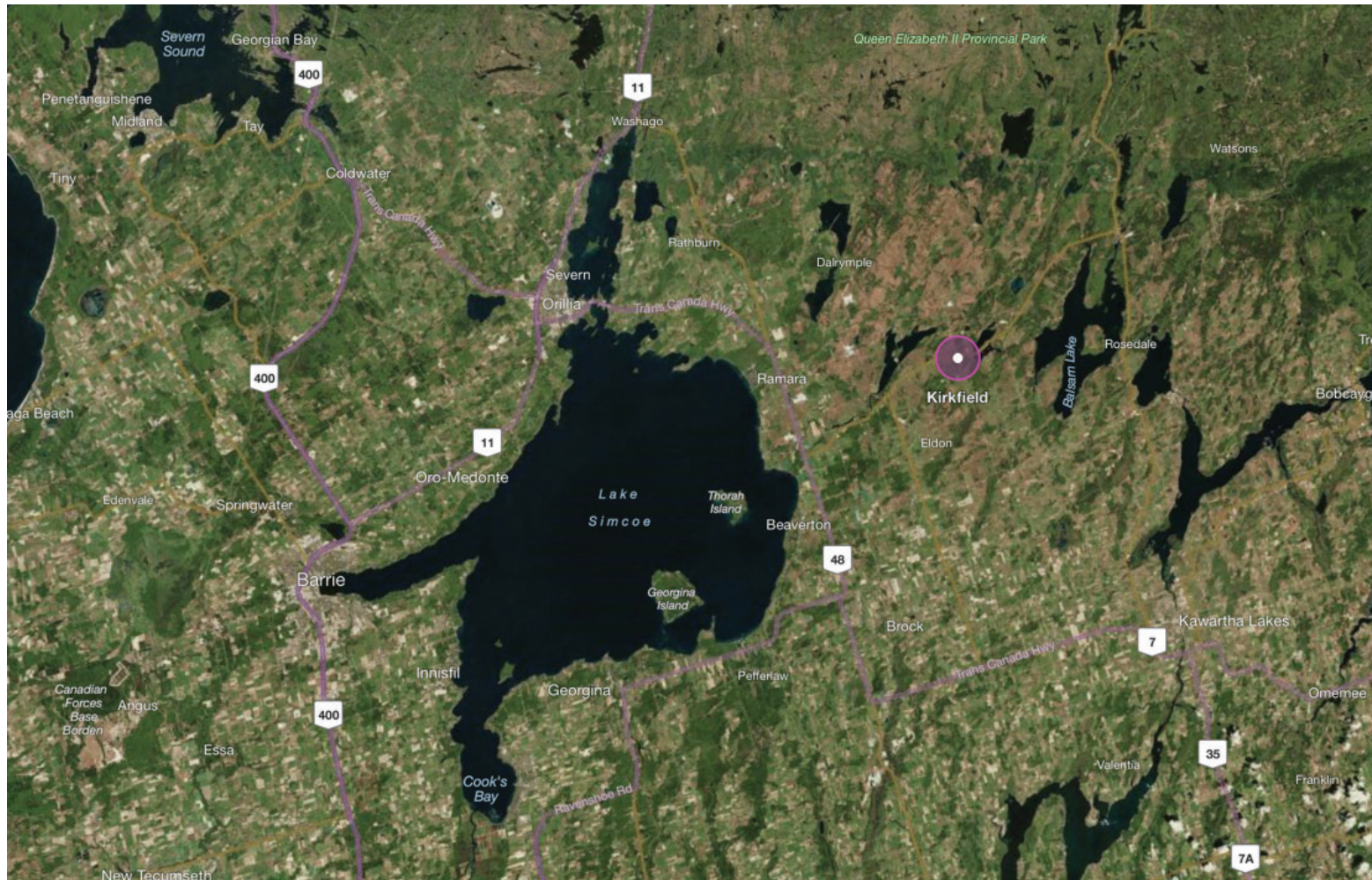
Retain this bill for your records

1/1      030376      1651 160 04105010.0000

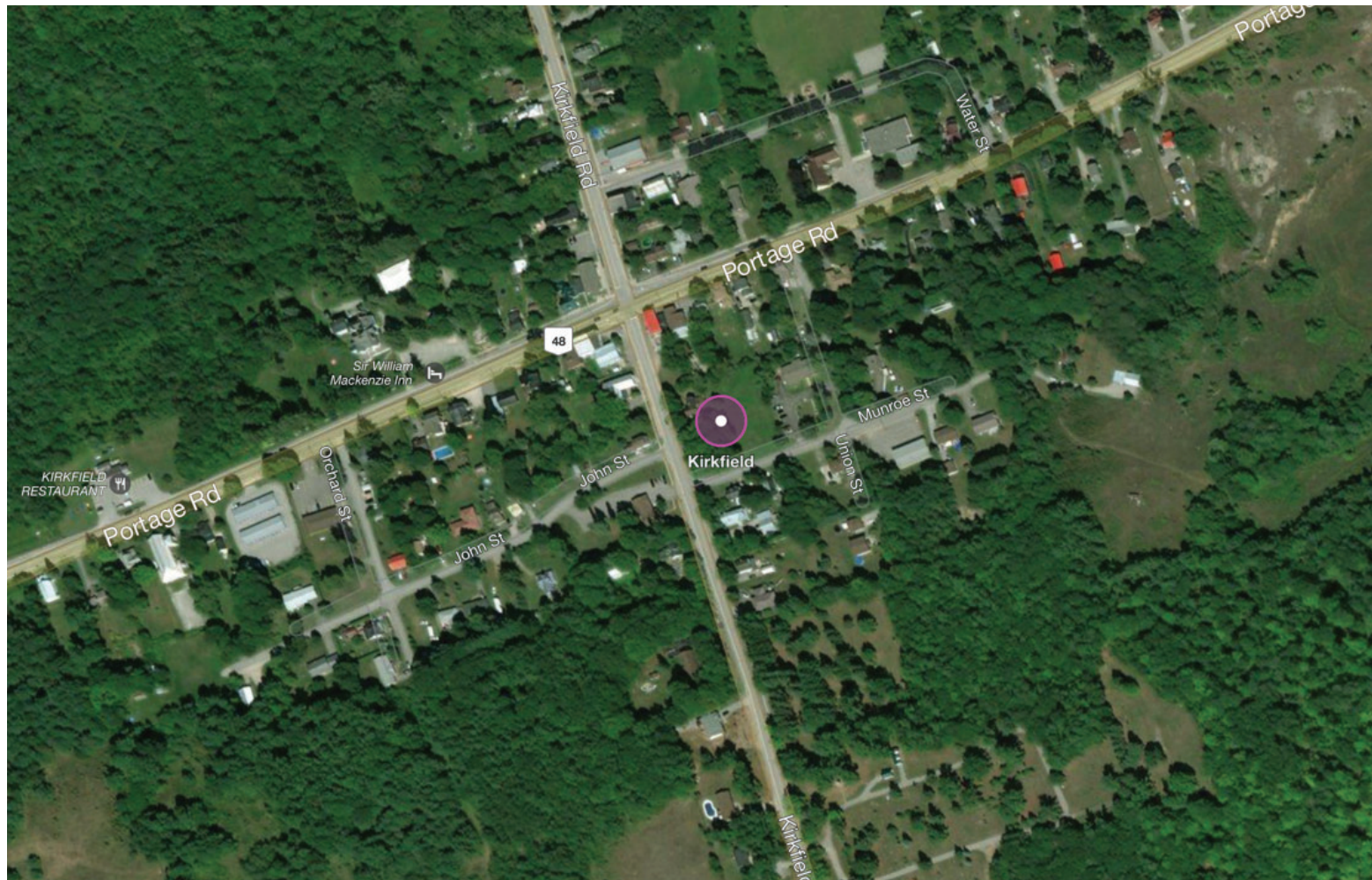
TRIPLE A SELF STORAGE INC      PLAN 106 PT LOT 12 RP 57R5386 PART 1; Ward: 1  
996 PORTAGE RD  
TRIPLE A SELF STORAGE INC

Assessment		Municipal			Education		
Tax Class	Value	Municipal Levy	Tax Rate	Amount	Tax Rate	Amount	
XTN	\$302,000	General Levy Volunteer Fire Protection (C) OPP Police Service	0.00985172 0.00034400 0.00120200	\$2,975.22 \$103.89 \$363.00	0.00980000	\$2,959.60	
Sub Total		Municipal Levy		\$3,442.11	Education Levy	\$2,959.60	
Special Charges/Credits				Summary			
				Tax Levy Sub-total (Municipal + Education)	\$6,401.71		
				Special Charge/credits	\$0.00		
				Final 2020 Taxes	\$6,401.71		
				Less Interim Taxes	(\$3,283.46)		
				Past Due or Credit (as of July 11, 2020)	\$1.46		
<b>Total</b>		\$0.00	<b>Total Amount Due</b>		\$3,119.71		
First Instalment	Due Date	Aug 28, 2020	\$1,500.71	Second Instalment	Due Date	Nov 20, 2020	\$1,599.00

# PROPERTY OVERVIEW - Kirkfield, ON



# PROPERTY OVERVIEW - Kirkfield, ON





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