

## **Property Features**

### **150 Peel St S, Thornbury**

#### **EXTERIOR**

- 2.3 acres approx
- Great investment potential
- Walking distance to Downtown Thornbury
- Close to the areas hiking/biking trails
- Short drive to private ski/golf clubs and Blue Mountain
- Water: Municipal
- Sewer: Septic
- Proposed development plan outlines the potential for up to 30 units (subject to approvals)
- Parking space for each unit

#### **INTERIOR**

- All buildings have gas in floor heating hydronic
- All 4 residential buildings have on demand hot water and heating boilers
- Central AC only in Unit 9
- All units currently tenanted

#### **BUILDING SIZES**

- Building #1 - 75'X24' (3 one bedroom apartments) ----- 1872 sq. feet
- Building #2 - 63'X24' (2 two bedrooms). ----- 1512 sq. feet
- Building #3 - 44'10"X24'9" two storey building (2 two bedroom apartments and 1 bachelor)
  - Lower floor ----- 1300 sq. feet
  - Upper floor ----- 928 sq. feet
- Building #4 - 35'X36'6" Two bedroom bungalow ----- 1253 sq. feet
- Building #5 - 42'6"X14'2" Storage Shed ----- 597 sq. feet
- Building #6 - 24'6"X12' Storage Shed ----- 297 sq. feet

#### **MAIN LANDLORD BUILDING**

- 1,183sqft
- 2 bedrooms, 2 bathrooms (3pc and 4pc)
- Large private deck space

##### **Living room**

- Bright open space
- Open to dining room and kitchen

##### **Kitchen/dining**

- Walk out to deck space
- Bright white kitchen
- Ample cupboard space
- Peninsula with seating

##### **Primary bedroom**

- Large room
- Lots of closet space



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