



MLS# #: <b>428954i b</b>	Major Area: <b>OC</b>
Price: <b>\$295,000</b>	District: <b>IN</b>
Status: <b>Active</b>	Sub-Dist: <b>IN</b>
Legal Descr.: <b>PTLT22, CON1W OXFORD PT3,4JR 8427 INGERSOLL</b>	
Address: <b>355 INGERSOLL ST S</b>	
City: <b>INGERSOLL, N5C 3V7</b>	
Sd/Rd: <b>East</b>	
Near: <b>CLARKE RD.</b>	
Near Town:	
Prop. Size: <b>1.45 ACRES</b>	Zoning: <b>MR</b>
Acreage: <b>0 - 5 acres</b>	Taxes: <b>\$ ()</b>
	Occupancy: <b>Vacant</b>
List. Date: <b>10-OCT-2008</b>	Possession: <b>15 DAYS</b>

<b>Directions</b>		
<b>Howseen</b> B 519-438-5588		
Type: <b>Vacant Land</b>	Natural Gas: <b>Available - See Remarks</b>	Water: <b>See Remarks</b>
Land Use: <b>Mixed</b>	Telephone: <b>Available - See Remarks</b>	Sewer: <b>See Remarks</b>
Site Influences: <b>Flat Site, Highway Nearby</b>	Prospectus: <b>Not Available</b>	Restrictions:
Soil Test: <b>N</b>	Develp. Permit: <b>No</b>	Access: <b>Road Access</b>
Electricity: <b>Available - See Remarks</b>	Man.Bldg Scheme: <b>No</b>	Site Influences: <b>Flat Site, Highway Nearby</b>
Voltage:	Building Plans: <b>Not Available</b>	
Legal Continued: Granting as easement over Pt2, 41R8247 for the provision of a sanitary sewer connection. Property just severed, waiting for tax evaluation. Zoned Restricted Industrial (MR). Zoning allows for many commercial/industrial uses. Municipal water at lot line. Municipal sewage at neighbouring lot line with a sewage right of way across the property. Excellent exposure on busy Ingersoll Street, across from the CAMI Plant. Very close/easy access to Hwy 401. All information to be verified. All inquiries through listing agents at Vendor's request.		
Land Remarks:	Soil:	SPIS: <b>No</b>
		Solicit Seller: <b>No</b>
		Special Conditions: <b>N</b>
		Add. Sale Info:
Improvements:		
Seller Name: <b>OLEYLAND INC.</b> Home Tel.: Bus. Tel.: <b>519-438-5588</b> Address:		
Listing Office: <b>DTZ BARNICKE LONDON WINDSOR SARNIA LTD., REAL ESTATE BROKERAGE 519 438-5588</b> Listing Agent: <b>MATTHEW CHAMBERS 519-438-5588 Pager: 519</b>		
Listing Agent: <b>BRENT RUDELL 519-438-5588</b>		
CB: <b>2% + GST</b>		
E. & E.O		