

# COMMERCIAL DATA FORM



KITCHENER-WATERLOO REAL ESTATE BOARD, INC.  
540 Riverbend Drive, Kitchener, ON N2K 3S2  
Phone: (519) 576-1400 Fax: (519) 741-5364

**SHADED BLOCKS ARE MANDATORY INFORMATION**

Seller(s) \_\_\_\_\_ **197** Prices &  IMPERIAL  
 Sizes Are  METRIC

Effective List Date MM / DD / YY Expiry Date MM / DD / YY **009** Possession \_\_\_\_\_ **021** Deposit With Offer (If Applic.) \_\_\_\_\_

Price If For Sale \_\_\_\_\_ Price If For Lease \_\_\_\_\_  SQFT/M<sup>2</sup>  MONTH Commission Payable To Co-operating Broker \_\_\_\_\_

**MUNICIPAL ADDRESS (LOCATION OF PROPERTY) — MANDATORY FOR ALL LISTINGS**

Unit / Lot Number \_\_\_\_\_ Street Number \_\_\_\_\_ Street / Road / Conces. Name \_\_\_\_\_ Street Type \_\_\_\_\_ Street Direction \_\_\_\_\_

City / Town \_\_\_\_\_ Twp. / Munic. \_\_\_\_\_ Postal Code \_\_\_\_\_ Area \_\_\_\_\_ Sub-Area \_\_\_\_\_

**800** Nearest Cross Street or Town / Directions \_\_\_\_\_

**CANADA POST (MAILING) ADDRESS — MANDATORY IF DIFFERENT FROM MUNICIPAL ADDRESS**

Rural Route Number \_\_\_\_\_ P.O. Box Number \_\_\_\_\_ Served By P.O. In City / Town \_\_\_\_\_

**020** Legal Description \_\_\_\_\_

**044** Lot Size (Min. 2 Dim.) FR \_\_\_\_\_ X \_\_\_\_\_ **803** Survey / Bldg. Location Plan 01  YES 02  NO Year of Plan \_\_\_\_\_

**321** Assessment Roll Number \_\_\_\_\_ **019** Assess. Amount \_\_\_\_\_ Assess. Year \_\_\_\_\_

**016** Property Taxes \_\_\_\_\_ Tax Year \_\_\_\_\_ Tax Code(s) \_\_\_\_\_ **322** Loc. Impr. Taxes \_\_\_\_\_ Expiry Year of L.I. Taxes \_\_\_\_\_

L/Br # \_\_\_\_\_ Name \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

L/Sp # \_\_\_\_\_ Name \_\_\_\_\_ Phone \_\_\_\_\_ Pager \_\_\_\_\_

L/Sp # \_\_\_\_\_ Name \_\_\_\_\_ Phone \_\_\_\_\_ Pager \_\_\_\_\_

L/Br # \_\_\_\_\_ Name \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

L/Sp # \_\_\_\_\_ Name \_\_\_\_\_ Phone \_\_\_\_\_ Pager \_\_\_\_\_

L/Sp # \_\_\_\_\_ Name \_\_\_\_\_ Phone \_\_\_\_\_ Pager \_\_\_\_\_

**910 CONTACT FOR APPOINTMENT** 01  SELLER 02  L/AGENT 03  KEY AT L/BR 06  LOCKBOX 04  LANDLORD 05  TENANT 99  OTHER

**041 HOW OCCUPIED** 01  SELLER 02  TENANT 03  VACANT

**916 SELLER HAS SIGNED PROPERTY INFO. STMT.** 01  YES 02  NO

**852 L/BR HAS EXCLUSIVE AUTHORITY FOR ALL ADVERTISING** 01  YES 02  NO

**915 APPOINTMENT PHONE NUMBER** \_\_\_\_\_

**130 GST APPLICABLE** 01  YES 02  NO 03  CALL L/A

**804 SELLER AND L/BR HAVE SPECIAL AGREEMENT** 01  YES 02  NO

**851 L/BR HAS EXCLUSIVE AUTHORITY TO PLACE ALL SIGNS** 01  YES 02  NO

**870 SPECIAL CONDITIONS APPLY TO OFFER** 01  YES 02  NO

**259 EXCLUSIONS:** \_\_\_\_\_

**481 PROPERTY DESCRIPTION** (MAX. 300 CHARACTERS – FOR PUBLICATION ON BOARD MLS® / CERTAIN REPORTS / MLS.CA / CLS.CA / CONSUMER CATALOGUE)

\_\_\_\_\_

\_\_\_\_\_

**071 ADDITIONAL INFORMATION FOR REALTORS** (MAX. 300 CHARACTERS – NOT FOR PUBLICATION ON MLS.CA OR CLS.CA OR CONSUMER CATALOGUE)

\_\_\_\_\_

\_\_\_\_\_

**MORTGAGE INFORMATION**

	Principal Amount	Amount Of Payment	Payment Period	Interest Rate	Expiry Of Term	Mortgagee
First						
Other						

**370 MORTGAGE VERIFIED** 01  YES 02  NO

**372 BUYER TO QUALIFY** 01  YES 02  NO

SHADED BLOCKS ARE MANDATORY INFORMATION

SALE AND LEASE

555 SEPARATE DATA FORM ALSO SUBMITTED FOR

- 01 RESIDENTIAL LISTING
02 MULTI-FAMILY LISTING
03 FARM LISTING
04 LAND LISTING

Control # of
Primary Data Form

022 ZONING

970 BYLAW #

BUILDING SIZE / AVAILABLE SPACE BREAKDOWN MUST ADD TO TOTAL

532 TOTAL SQ.FT./M^2

534 INDUS./MFG. SQ.FT./M^2

535 HI-TECH ASS'Y SQ.FT./M^2

572 WAREHOUSE SQ.FT./M^2

536 INSTITUTIONAL SQ.FT./M^2

530 RETAIL SQ.FT./M^2

531 OFFICE SQ.FT./M^2

533 OTHER SQ.FT./M^2

201 PROPERTY TYPE (Maximum 1)

- 02 LAND AND BUILDINGS
03 LAND ONLY
06 BUSINESS WITH PROPERTY
08 BUSINESS ONLY
04 UNITS OF MULTI-TENANT
05 OWNER WILL BUILD TO SUIT
09 CONDOMINIUM UNIT
99 OTHER (SPECIFY IN ADD'L INFO.)

205 CURRENT BUILDING USE

- 10 INDUSTRIAL / MANUFACTURING
11 HI-TECH ASSEMBLY
12 WAREHOUSE
13 INSTITUTIONAL
05 RETAIL
14 OFFICE - 1 OR 2 STOREYS
15 OFFICE - 3 OR MORE STOREYS
99 OTHER (SPECIFY IN ADD'L INFO.)

101 AGE OF BUILDING (Maximum 1)

- 01 NEW / NEVER OCCUPIED
02 0 TO 5 YEARS
03 6 TO 10 YEARS
04 11 TO 20 YEARS
05 21 TO 30 YEARS
06 31 TO 40 YEARS
08 41 TO 60 YEARS
09 OVER 60 YEARS

971 YEAR BUILT

SALE AND LEASE

220 CONSTRUCTION

- 01 WOOD FRAME
02 STEEL FRAME
03 MASONRY
99 OTHER (SPECIFY IN ADD'L INFO.)

106 EXTERIOR

- 01 BRICK
07 CONCRETE BLOCK
12 PRECAST CONCRETE
10 ALUMINUM / STEEL SIDING
06 STUCCO / OUTSULATION
14 GLASS
15 HARDBOARD
99 OTHER (SPECIFY IN ADD'L INFO.)

955 WATER SUPPLY

- 01 MUNICIPAL
03 WELL
98 NONE
99 OTHER (SPECIFY IN ADD'L INFO.)

920 SEWER TYPE

- 01 MUNICIPAL
02 SEPTIC
98 NONE
99 OTHER (SPECIFY IN ADD'L INFO.)

960 HEAT SOURCE

- 01 ELECTRIC
02 NATURAL GAS
03 PROPANE GAS
04 OIL
98 NONE
99 OTHER (SPECIFY IN ADD'L INFO.)

112 HEATING SYSTEM

- 01 BASEBOARD
09 BOILER
04 RADIANT / INFRA-RED
08 HEAT PUMP
02 FORCED AIR
10 OVERHEAD UNIT
11 HVAC UNIT
98 NONE
99 OTHER (SPECIFY IN ADD'L INFO.)

GENERAL

123 # OF TENANTS

245 # OF STOREYS

122 LARGEST FLOOR PLATE (SQ.FT./M^2)

120 FLOOR #

511 WASHROOMS

345 ON-SITE PARKING

- 01 YES 02 NO
03 FREE 04 PAID

350 # OF FREE SPACES

352 # OF PAID SPACES

850 ENVIRONMENTAL REPORT

- 01 YES 02 NO

SALE AND LEASE

650 FEATURES AND AMENITIES (Maximum 24)

- 01 AIR CONDITIONED - FULLY
02 AIR CONDITIONED - PARTIALLY
17 CEILING FAN(S)
03 NATURAL LIGHT - WINDOW(S)
04 NATURAL LIGHT - SKYLIGHT(S)
05 WINDOW COVERING(S)
08 THERMOPANE GLASS
06 SUSPENDED CEILING(S)
07 OFFICE TO SUIT BY OWNER
35 FINISHED OFFICE SPACE
36 BUILDING DIVISIBLE
38 INVESTMENT PROPERTY
09 STOREFRONT
10 HANDICAP PROVISION(S)
11 SECURITY SYSTEM(S)
12 FIRE ALARM SYSTEM
34 SPRINKLERS
13 ELEVATOR - PASSENGER
14 ELEVATOR - FREIGHT
15 BASEMENT
16 LUNCHROOM
18 AIR LINE(S)
19 CRANE(S)
20 DOCK LEVELLER(S)
21 LOADING DOCK SEAL(S)
22 FLOOR DRAIN(S)
23 OIL / GREASE INTERCEPTOR(S)
24 OUTSIDE STORAGE
37 COVERED PARKING
25 FENCED YARD
26 PAVED YARD
27 YARD DRAINAGE
28 RAIL SIDING OR SPUR LINE
29 SIGN(S) ALLOWED
30 FACIA SIGN PROVIDED
31 PYLON SIGN PROVIDED
32 DIRECTORY SIGN PROVIDED
33 LIVING ACCOMMODATION
99 OTHER (SPECIFY IN ADD'L INFO.)

LEASE ONLY

281 BASE LEASE SHOWN IS

- 01 GROSS 02 NET
99 OTHER (SPECIFY IN ADD'L INFO.)

ESTIMATED CAM AND TAXES

MANDATORY IF "BASE LEASE" IS NET OR OTHER

170 EST. CAM + TAX AMOUNT

\$ SQ. FT./M^2

171 CAM + TAX INCLUDES UTILITIES

- 01 YES 02 NO

SPACE DIVISIBLE (LEASE RATES MAY VARY)

540 APPROX. SQ.FT./M^2

541 APPROX. SQ.FT./M^2

542 APPROX. SQ.FT./M^2

543 APPROX. SQ.FT./M^2

280 SUBLEASE EXPIRY DATE

MM DD YY

INDUSTRIAL

MANDATORY IF "BUILDING USE" IS INDUSTRIAL / MANUFACTURING, HI-TECH ASSEMBLY OR WAREHOUSE

754 CLEAR CEILING HEIGHT

753 TYPICAL BAY SIZE

505 POWER MAXIMUM (Maximum 1)

- 01 110 / 120 VOLTS
02 208 / 220 VOLTS
03 550 / 600 VOLTS

510 AMPS MAX.

LOADING - DOCK

NUMBER SIZE

712 713 x

716 717 x

LOADING - DRIVE-IN

NUMBER SIZE

714 715 x

718 719 x

711 LOADING AREA SHARED

- 01 YES 02 NO

BUSINESS / INVESTMENT

282 INFO. FOR YEAR ENDING

MM DD YY

278 FINANCIAL INFORMATION IS

- 01 ACTUAL 02 PROJECTED
03 AUDITED

FINANCIAL INFORMATION

283 GROSS INCOME \$

561 COST OF GOODS \$

285 OPERATING EXP. \$

286 NET INCOME \$

290 FRANCHISE

- 01 YES 02 NO

291 STOCK INCLUDED

- 01 YES 02 NO

292 FIXTURES / EQUIP. INCLUDED

- 01 YES 02 NO

293 RENTED EQUIPMENT

- 01 YES 02 NO

I acknowledge having carefully read this entire Data Form and confirm the accuracy of all the information shown on the Data Form concerning the Property. I agree to allow accuracy changes to items such as taxes, assessment, legal description and lot size. I understand and agree that all the information on this Data Form will be distributed through the Multiple Listing Service® of the Kitchener-Waterloo Real Estate Board, Inc.

Name of Seller (print)

Signature of Seller

Date

Name of Seller (print)

Signature of Seller

Date