

Unique Investment Opportunity

275 Duckworth Street, St. John's

\$5,800,000.00



Be in the heart of the action at this stunning downtown location. With 23,720 sq. ft. over six (6) floors, the upper two (2) providing spectacular views of the harbour and downtown, 275 Duckworth is ideal for retail, office or even a hotel.

Building has been totally renovated in past five (5) years complete with new HVAC, windows, elevator, electrical, plumbing, exterior coating and roofs.

Upper floors are base building ready to commence improvements with significant improvements completed on both lower levels.

If Purchaser requires long term parking, Vendor can provide nearby at market rates or better.

Offered By: Martek Morgan Finch

Ed Nash

enash@martek.ca

Ph: (709) 687-7720

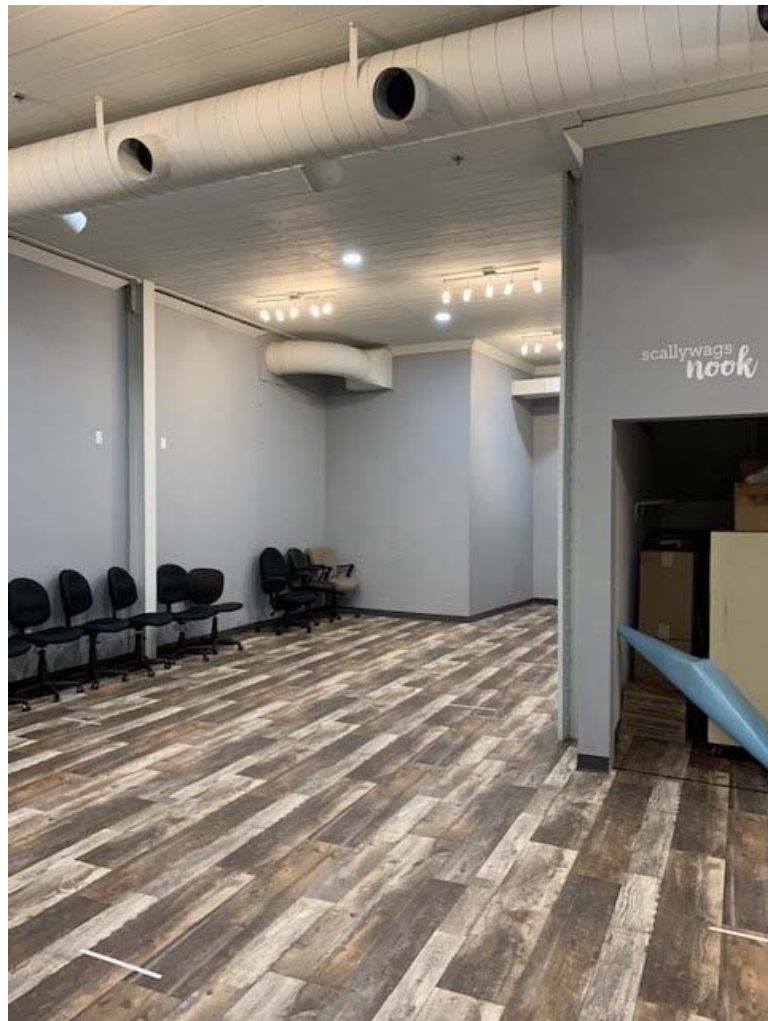


PHOTOS -
FINISHED AREAS





PHOTOS -
FINISHED AREAS





**PHOTOS -
FINISHED AREAS**



**PHOTOS -
UNFINISHED AREAS**





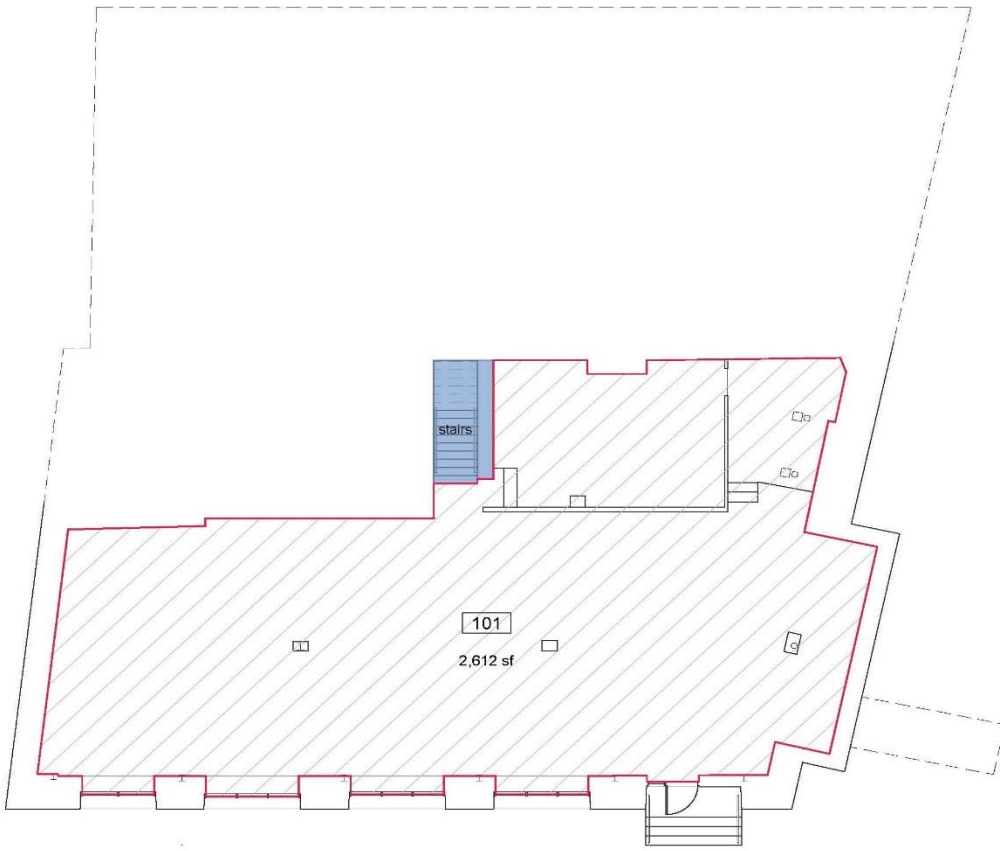
**PHOTOS -
UNFINISHED AREAS**



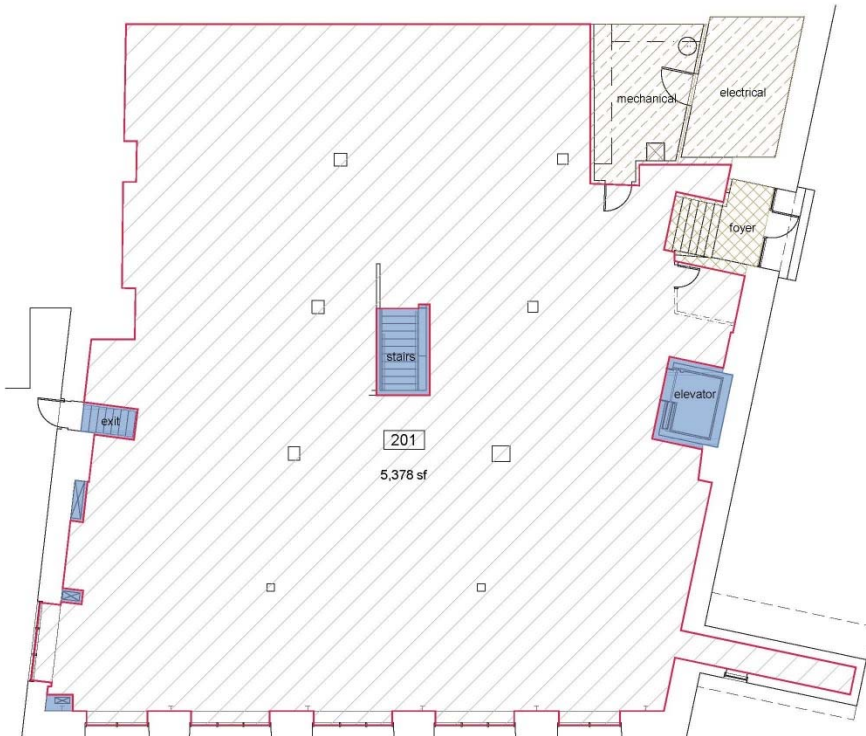


**PHOTOS -
VIEWS**

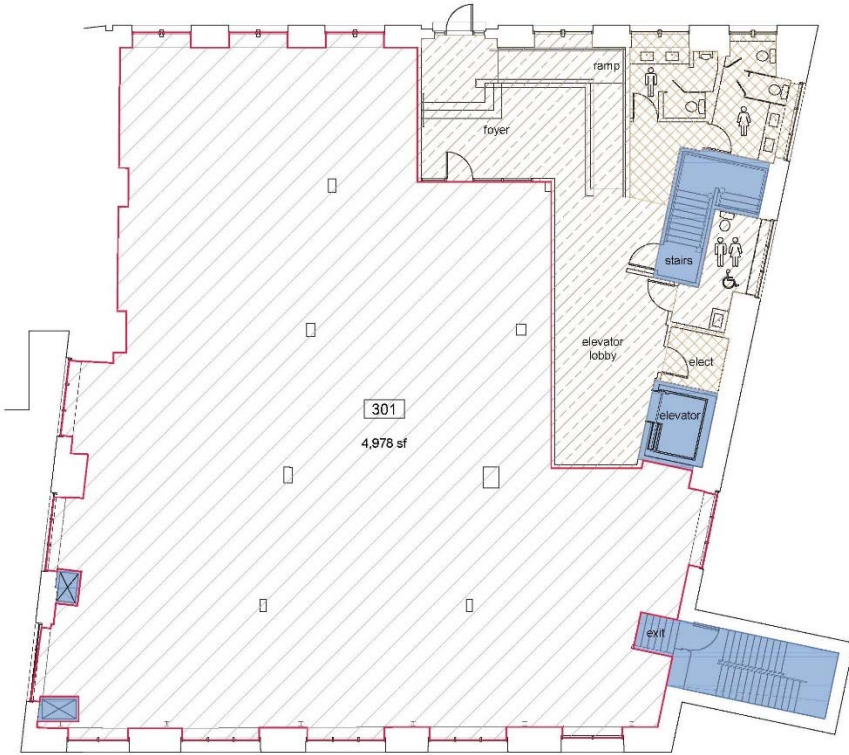




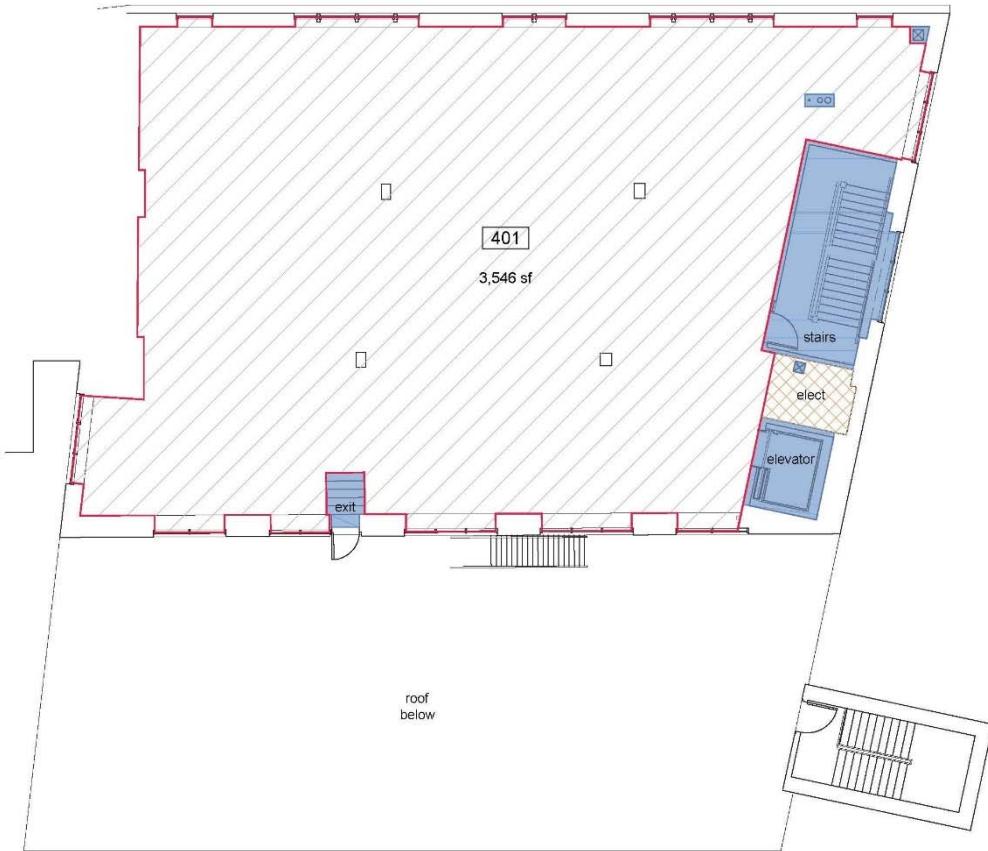
**LOWER BASEMENT -
WATER STREET**
Square Footage:
2,612
Private Access
Available



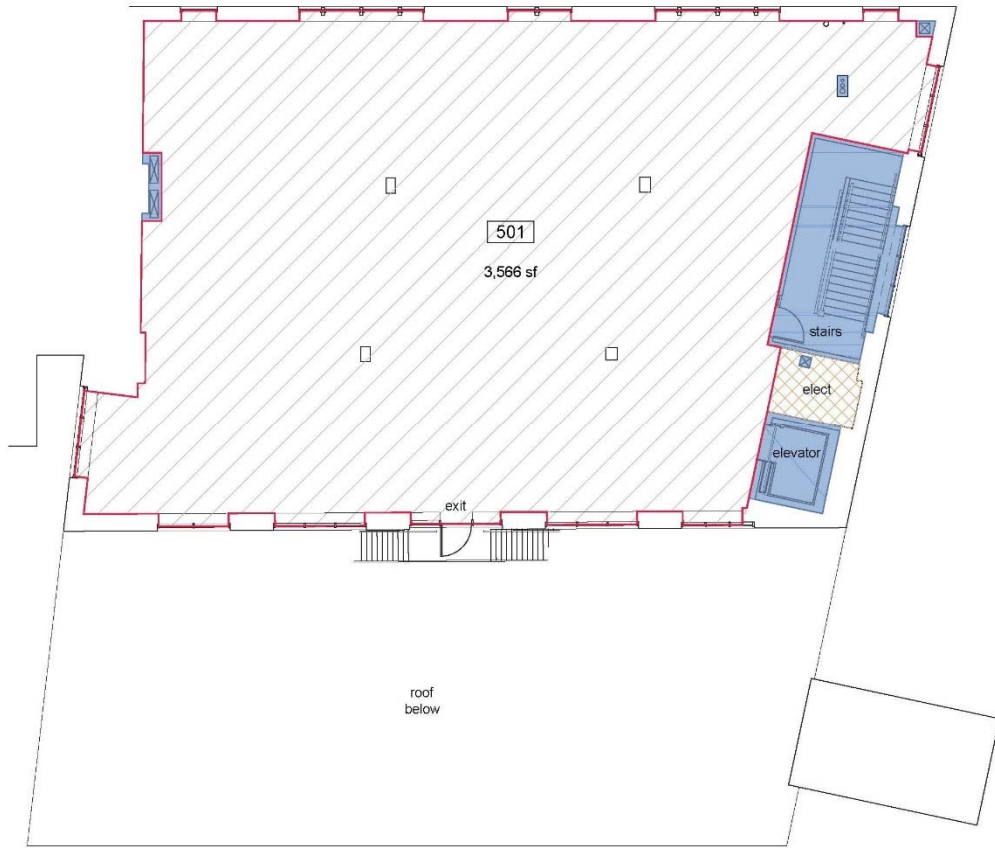
**BASEMENT -
SOLOMON'S LANE**
Square Footage:
5,378
Private Access
Available



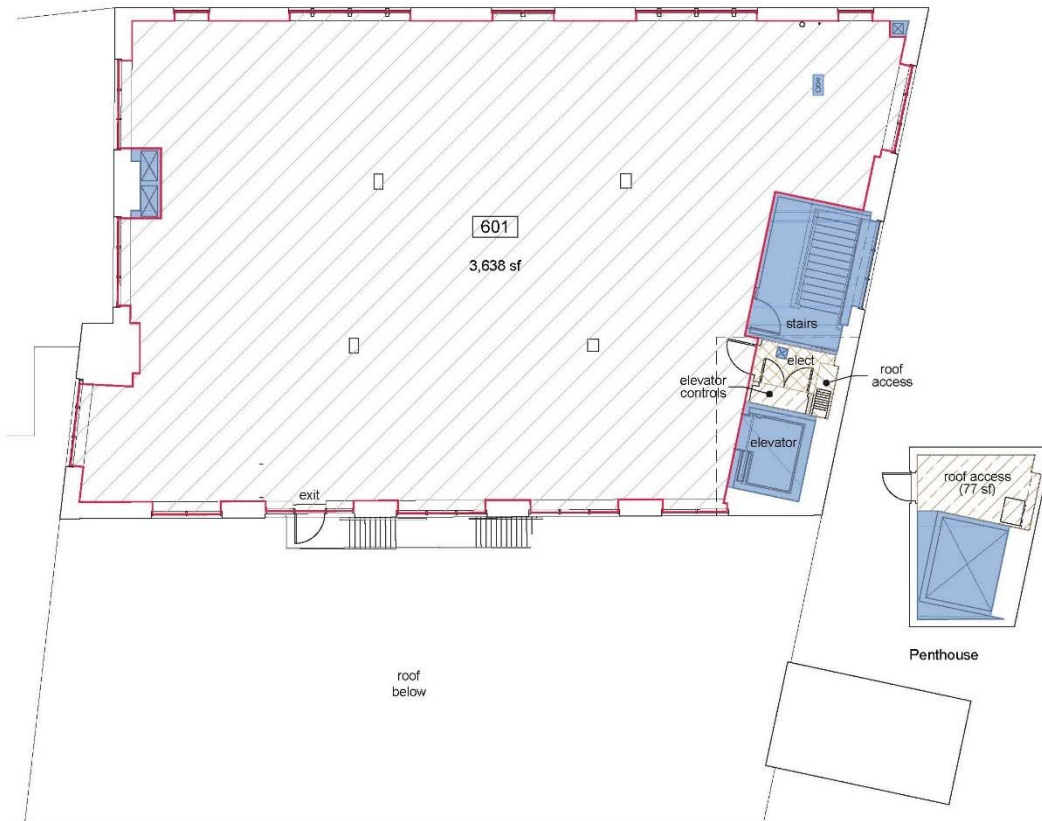
LEVEL 1
 Square Footage:
 4,978
 Street Level



LEVEL 2
 Square Footage:
 3,547
 Great Harbour
 Views



LEVEL 3
 Square Footage:
 3,567
 Great Harbour
 Views



LEVEL 4
 Square Footage:
 3,638
 Great Harbour
 Views

11 June 1992
Job No. 92-118

DESCRIPTION

271-275 Duckworth Street

St. John's, Newfoundland

ALL that piece or parcel of land situate and being on the southeastern side of Duckworth Street, at St. John's, Newfoundland, in the electoral district of St. John's South, and being bounded and abutted as follows, that is to say :

BEGINNING at a point on the southeastern side of Duckworth Street, at St. John's, said point being the southern corner of the intersection of Duckworth Street and Solomon's Lane and having coordinates of North 5 269 447.55 metres and East 326 830.96 metres in the Modified Three Degree Transverse Mercator Projection for the province of Newfoundland, Zone One;

THENCE running along Solomon's Lane, South 34° 49' East, 33.47 metres;

THENCE turning and running along the land, now or formerly, of James Whalen, Roll 724 Fr 349, Water Street, North 66° 20' West, 5.20 metres; thence South 35° 42' West, 1.50 metres; thence South 43° 17' West, 17.27 metres;

THENCE turning and running along the land, now or formerly, of William Tiller (1968) Limited, Roll 788 Fr 1573, Water Street, North 53° 58' West, 0.30 metres; thence South 45° 32' West, 0.72 metres; thence South 49° 12' West, 3.03 metres;

THENCE turning and running along the land, now or formerly, of Breakwater Books Limited, North 39° 46' West, 12.19 metres; thence North 47° 55' East, 3.02 metres; thence North 39° 46' West, 4.60 metres; thence North 41° 44' East, 0.68 metres; thence North 44° 16' West, 11.02 metres;

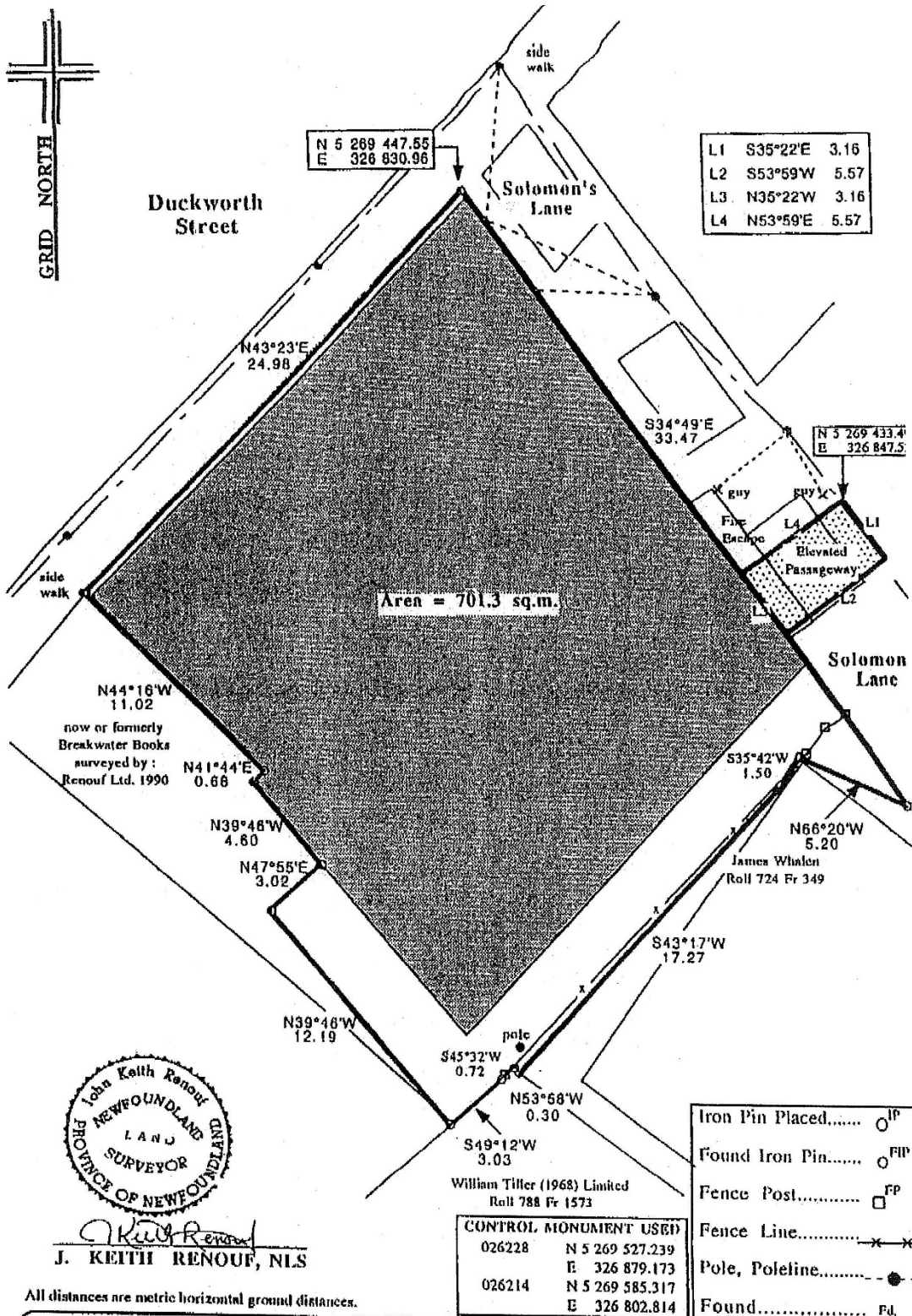
THENCE turning and running along Duckworth Street, North 43° 23' East, 24.98 metres, more or less, to the point of commencement and containing an area of 701.3 square metres, more or less.

TOGETHER with an easement for an elevated passageway that is bounded and abutted as follows, that is to say, beginning at a point on the eastern side of Solomon's Lane, at St. John's, said point having coordinates of North 5 269 433.49 metres and East 326 847.53 metres in the Modified Three Degree Transverse Mercator Projection for the province of Newfoundland, Zone One, thence South 35° 22' East, 3.16 metres; thence South 53° 59' West, 5.57 metres; thence North 35° 22' West, 3.16 metres; thence North 53° 59' East, 5.57 metres, more or less, to the point of beginning.

All bearings are Grid bearings referred to Grid North. All distances are horizontal ground distances.



SURVEY DIAGRAM



All distances are metric horizontal ground distances.

RENOUF SURVEYS and ENGINEERING CONSULTANTS Ltd.

74 O'Leary Avenue, St. John's, Newfoundland

Phone : (709) 579-1492
Fax : 579-1019

GEOGRAPHIC INFORMATION PROFESSIONALS

SURVEY BY: BIL, JG	LEGAL SURVEY PLAN	FOR	SCALE: 1 : 200
DRAWN BY: KR	271-275 Duckworth Street St. John's, Newfoundland		DATE: 11 June, 1992
BOOK No.: 92-003			JOB No.: 92-118