

WHAT'S GOING ON HERE?

42 MILL ST.

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Amico Infrastructures

A mock up of the future condominium set to be built at 42 Mill St. in Georgetown. The groundbreaking is set for Oct. 3.

Club Park.

"The larger units are taken up by people looking to downsize," said Amicone, noting that five years ago, the project started as the result of a group coming together to fill some of the town's need for smaller housing options. "We were able to craft something that met their needs. It's designed by the community, in concert with us."

There are still units available for sale, at pre-construction pricing before the groundbreaking.

It's been three years in the making. The Amico condo development at 42 Mill St. in Georgetown is ready to break ground on Oct. 3, starting a two-year building process.

Town of Halton Hills council gave final approval of the project in July for the six-storey, 76-unit condominium near downtown Georgetown.

"It's sort of a modern, new-form architecture," said Dominic Amicone, president of Amico. He says the building is primarily steel, concrete and glass.

"The town was really keen to ensure that the building fits with the landscape of the neighbourhood," said Amicone, explaining that his company has gone to great lengths to ensure that it meets the requirements.

The building will include a variety of unit sizes, ranging from 650 square feet to over 1,400 square feet.

There will be a gym, an outdoor terrace, a party room and views overlooking Lions

WHAT'S GOING ON

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Q Can I buy a home occupied by tenants?

A If you are planning on living in the home, or having a family member live there, then you can buy a home and the tenants will have to move out as long as they've been given proper notice by the Seller. This means two months notice, and the end date cannot be earlier than the end of the term of the original lease. Also, the last day must fall on the last day of the rental period, i.e., the end of the month. For example, as a Seller if you planned on giving notice today, September 20th, and you had tenants who were on a month-to-month basis, the termination date could not be November 20th. It would have to be at least November 30th. You would then schedule your closing date for any time after that date.



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It is the Seller's job to provide vacant possession of the home, so these proper notice procedures must be followed. A Seller could also schedule a hearing with the Landlord and Tenant Board to obtain an eviction order. Also, you could always negotiate with your tenants to persuade them to move out earlier if you wanted an earlier closing date.

The advice offered in this column is intended for informational purposes only. Use of this column is not intended to replace or substitute any professional, financial, medical, legal, or other professional advice.