



1 Balmoral Ave **List: \$35 Net Lease**
Toronto, Ontario M4V1Z6 Toronto C02 Yonge-St. Clair Sub-Lease
Dir/Cross St: Yonge/St Clair **DOM:** 33 **Last Status:** New
Taxes: \$15/2011/T.M.I.

Commercial/Retail **Lease Term:** 96/96
Retail **Freestanding:** N **Holdover:** 60
Occup: Tenant **SPIS:** N 115-19-N
Possession: Tba **Franchise:**
Commercial Condo Fees:

MLS#: C2292764 **Seller:** Pushpy Investments Inc. **Contact After Exp:** N
PIN#:

Total Area: 3,195 Sq Ft Ofc/Apt Area: Indust Area: Retail Area: 3,195 Sq Ft Apx Age: Volts: Amps: Zoning: Commercial Retail Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: Y Heat: Gas Forced Air Open Phys Hdcap-Equip:	Survey: Lot/Bldg/Unit/Dim: 30X100 Feet Unit Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: Y Utilities: Y Garage Type: Public Park Spaces: #Trl Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Outside Storage: Rail: Basement: Elevator: UFFI: Assessment: Chattels: Y LLBO: Y Days Open: 7 Hours Open: Employees: Seats: 147
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Bus/Bldg Name: Divino Resaurant **For Year:** **Financial Statement:** Y
Actual/Estimated:
Taxes: **Heat:** **Gross Inc/Sales:** **Est Value Inv At Cost:**
Insur: **Hydro:** **- Vacancy Allow:** **Com Area Upcharge:**
Mgmt: **Water:** **- Operating Exp:** **Percentage Rent:**
Maint: **Other:** **= Net Income B4 Debt:**

Remarks For Clients: Beautiful 3195 Sq Ft licensed restaurant, 168 Seats inside plus 48 outside with covered patio. Prime Yonge St. Clair Corner Location. Excellent Lease Runs To December 31st, 2020 Plus 5 Year Option To Extend.
Extras: Contact La For Floor Plan And List Of Chattles And Fixtures
Remarks for Brokerages: Turnkey Business, Chattels And Fixtures Are For Sale See Mls C2276115

Mortgage Comments:
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9460 Fax: 416-964-7728
40 Scollard St., Ste. 200, Toronto M5R3S1
KEVIN P. GILLEN, Broker of Record 416-879-9460

Contract Date: 2/22/2012 **Condition:** **Appts:**
Expiry Date: 5/16/2012 **Cond Expiry:** **Ad:** Y
Last Update: 3/26/2012 **CB Comm:** 3.5%/1.5% **Escape:**
Original \$: \$35



THE
YORK
SCHOOL

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DIVINO

100













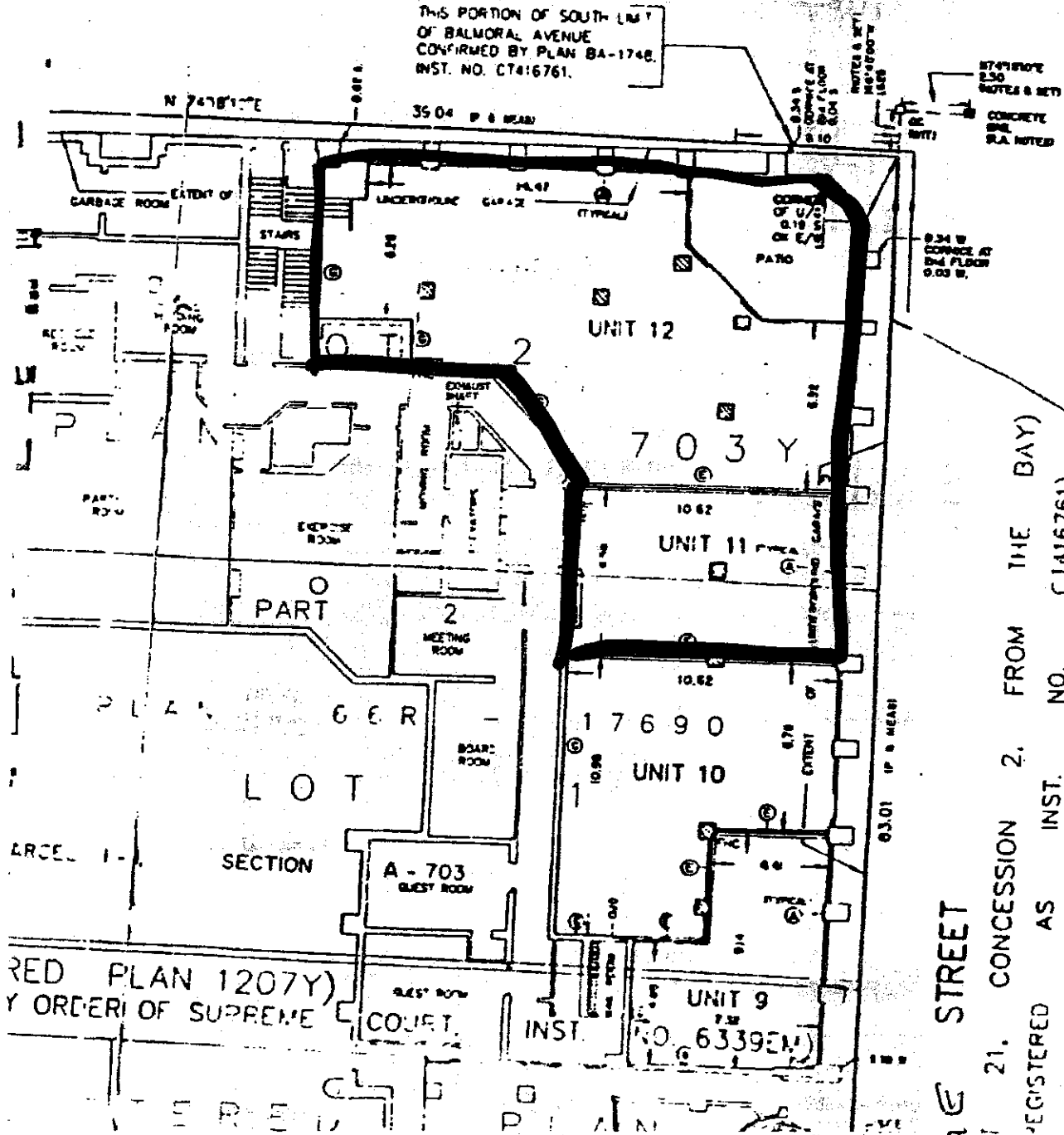




SCHEDULE A

BALMORAL AVENUE
(BY CONVEYANCE BY REGISTERED PLAN 703Y)
(BY EY-LAW 5267, INST. NO. 6673K)

THIS PORTION OF SOUTH LIMIT
OF BALMORAL AVENUE
CONFIRMED BY PLAN BA-174E,
INST. NO. C7416761.



YONGE STREET
CONCESSION 2. FROM THE BAY)
REGISTERED AS INST. NO. C.1416761)

RED PLAN 1207Y)
BY ORDER OF SUPREME