



**1 Balmoral Ave** **List: \$315,000 Plus Stock**  
**Toronto, Ontario M4V1Z6** Toronto C02 Yonge-St. Clair Sale  
**Dir/Cross St:** Yonge/St Clair **DOM:** 59 **Last Status:** New  
 Units 6&7 Level 1 Mtcc Plan 1205 **Taxes:** \$15/2011/T.M.I.

Sale Of Business **Lease Term:** 108/108  
 Without Property **Freestanding:** **Holdover:** 45  
 Restaurant **Occup:** Owner **SPIS:** N 115-19-N  
**Possession:** Tba **Franchise:** N  
**Commercial Condo Fees:**

**MLS#: C2276115** **Seller:** Pushby Investments Inc. **Contact After Exp:** N  
**PIN#:**

<b>Total Area:</b> <b>Ofc/Apt Area:</b> <b>Indust Area:</b> <b>Retail Area:</b> <b>Apx Age:</b> <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> Com/Retail <b>Truck Level:</b> <b>Grade Level:</b> <b>Drive-In:</b> <b>Double Man:</b> <b>Clear Height:</b> <b>Sprinklers:</b> <b>Heat:</b> Gas Forced Air Open <b>Phys Hdcap-Equip:</b>	<b>Survey:</b> <b>Lot/Bldg/ Unit/Dim:</b> 0X0 Feet Unit <b>Lot Irreg:</b> <b>Crane:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> <b>A/C:</b> Y <b>Utilities:</b> <b>Garage Type:</b> Public <b>Park Spaces:</b> #Trl Spc: <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b>	<b>Soil Test:</b> <b>Outside Storage:</b> <b>Rail:</b> <b>Basement:</b> N <b>Elevator:</b> <b>UFFI:</b> <b>Assessment:</b> <b>Chattels:</b> Y <b>LLBO:</b> Y <b>Days Open:</b> 7 <b>Hours Open:</b> <b>Employees:</b> 18 <b>Seats:</b> 147
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**Bus/Bldg Name:** Divino Restaurant **For Year:** **Financial Statement:** Y  
**Actual/Estimated:**

<b>Taxes:</b>	<b>Heat:</b>	<b>Gross Inc/Sales:</b>	<b>Est Value Inv At Cost:</b>
<b>Insur:</b>	<b>Hydro:</b>	<b>- Vacancy Allow:</b>	<b>Com Area Upcharge:</b>
<b>Mgmt:</b>	<b>Water:</b>	<b>- Operating Exp:</b>	<b>Percentage Rent:</b>
<b>Maint:</b>	<b>Other:</b>	<b>= Net Income B4 Debt:</b>	

**Remarks For Clients:** Beautiful 3195 sq.ft. Licensed Turnkey Restaurant Business For Sale. 168 Seats Inside Plus 48 Outside With Covered Patio. Prime Yonge/ St Clair Local In Presitge Condo Development, Quality Finishes Throughout. Excellent Lease Runs To December 31st, 2020 Plus 5 Year Option To Extend.  
**Extras:** Contact Lisitng Broker For Lease Details And List Of Chattles And Fixtures Included In The Purchase Price.  
**Remarks for Brokerages:** All Appiontments Through Listing Broker-Do Not Go Direct!

**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

<b>Contract Date:</b> 1/30/2012	<b>Condition:</b>	<b>Appts:</b>
<b>Expiry Date:</b> 5/30/2012	<b>Cond Expiry:</b>	<b>Ad:</b> N
<b>Last Update:</b> 3/29/2012	<b>CB Comm:</b> 2.5%	<b>Escape:</b>
		<b>Original \$:</b> \$315,000



THE  
YORK  
SCHOOL

100  
100  
100  
100

100  
100  
100

**DIVINO**  
RESTAURANT

NO  
LEFT  
TURN

















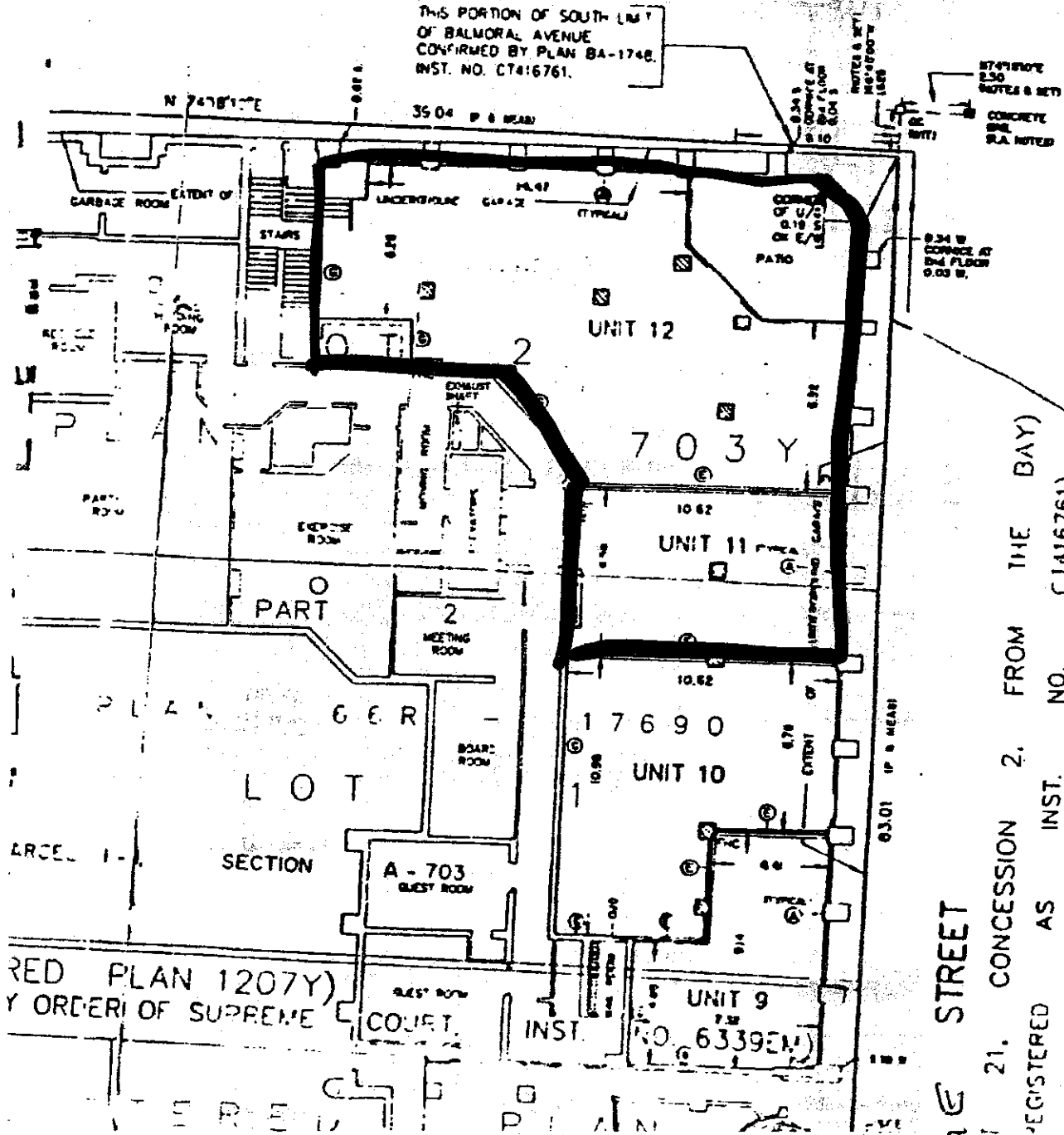




SCHEDULE A

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