



100 Avenue Rd Main **List: \$3,500 Gross Lease**
Toronto, Ontario
M5R2H3 Dist: C02 **Map: 115-19-P** **Lease**
Dir/Cross St: South Of Davenport **DOM: 3 Last Status: New**
Taxes: \$0/2008/Annual

Commercial/Retail **Lease Term: 36/60**
 Multi-Use **Freestanding: N** **Holdover: 45**
Occup: Tenant **SPIS: N**
Possession: April 30th/Tba **Franchise:**
Commercial Condo Fees:

MLS#: C1541147 **Seller: N.L Shuttleworth** **Contact After Exp: N**
PIN#:

Total Area: 1,500 Sq Ft
Ofc/Apt Area: 373 Sq Ft
Indust Area:
Retail Area: 1,127 Sq Ft
Apx Age:
Volts:
Amps:
Zoning: Commercial
Truck Level:
Grade Level:
Drive-In:
Double Man:
Clear Height:
Sprinklers: N
Heat: Gas Forced Air Open

Survey:
Lot/Bldg/ 0X0 Feet Unit
Unit/Dim:
Lot Irreg:
Crane:
Bay Size:
%Bldg:
Washrooms:
Water: Municipal
Water Supply:
Sewers:
A/C: Y
Utilities: N
Garage Type: None
Park Spaces: #Trl Spc:

Soil Test:
Outside Storage:
Rail:
Basement: Y
Elevator:
UFFI:
Assessment:
Chattels:
LLBO:
Days Open:
Hours Open:
Employees:
Seats:

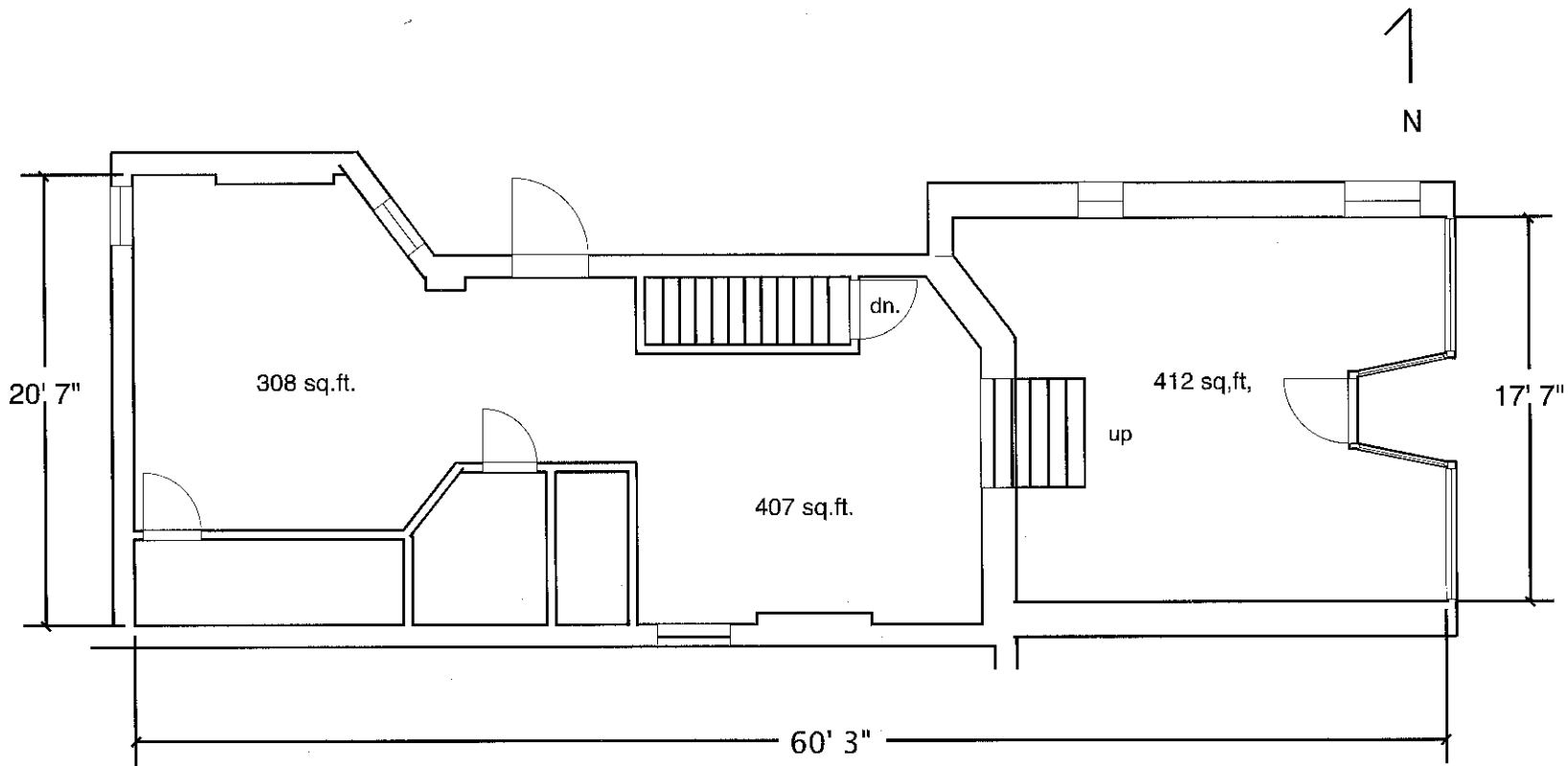
Bus/Bldg Name: **For Year:** **Financial Statement:**
Actual/Estimated:
Taxes: **Heat:** **Gross Inc/Sales:** **Est Value Inv At Cost:**
Insur: **Hydro:** **- Vacancy Allow:** **Com Area Upcharge:**
Mgmt: **Water:** **- Operating Exp:** **Percentage Rent:**
Maint: **Other:** **= Net Income B4 Debt:**

Remarks For Clients: Prime Main Floor Avenue Road Retail, Steps From Hazelton Lanes. \$3,500 Gross Lease Plus Utilities, Available May 1, 2009. Main Level Is 1127 Sq. Ft. And Lower Level Is 373 Sq.Ft.
Remarks for Brokerages: Floor Plans Are Attached. All Leases To Include Tax And Operating Escalator Clause With 2009 As Base Year. All Appointments Through Lb's Office - 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

Contract Date: 1/16/2009 **Condition:** **Appts:**
Expiry Date: 4/16/2009 **Cond Expiry:** **Ad:** N
Last Update: 1/16/2009 **CB Comm:** 3.5%/1.75% On Gross **Escape:**
Original \$: \$3,500



100 Avenue Road, Toronto, Canada
Main Level

1/8" = 1'

INDEPENDENT
HOUSING

Starr Howard & Co. Architects Ltd.

KATHLEEN'S
MULTI SERVICES

STARR HOWARD & CO. ARCHITECTS LTD.











