

	1011 Dufferin St		List: \$10 Sq Ft Net
	Toronto, Ontario		Lease
	M6H4B5	Dist: C02	Map: - -
Dir/Cross St: Corner Bloor And Dufferin		DOM: 62	Last Status: New
Commercial		Taxes: \$16/2008/T. & O.	
Office		Lease Term: 36/60	
Office	Freestanding: N	Holdover: 90	
	Occup: Vacant	SPIS: N	
Possession: Tba		Franchise:	
Commercial Condo Fees:			
MLS#: C1345773			
Seller: 2141071 Ontario Inc. Contact After Exp: N			
PIN#:			
Total Area: 931 Sq Ft	Survey:		
Ofc/Apt Area: 931 Sq Ft	Lot/Bldg/ Unit/Dim: 0X0 Feet Unit		
Indust Area:	Lot Irreg:	Soil Test:	
Retail Area:	Crane:	Outside Storage:	
Apx Age:	Bay Size:	Rail:	
Volts:	%Bldg:	Basement:	
Amps:	Washrooms:	Elevator: Public	
Zoning: Commercial	Water: Municipal	UFFI:	
Truck Level:	Water Supply:	Assessment:	
Grade Level:	Sewers:	Chattels:	
Drive-In:	A/C: Y	LLBO:	
Double Man:	Utilities: Y	Days Open:	
Clear Height:	Garage Type: Underground	Hours Open:	
Sprinklers: N	Park Spaces: #Trl Spc:	Employees:	
Heat: Gas Forced Air Open		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: Beautiful Office Space Available. Building Is Considered Medical. Pharmacy On First Floor, Most Other Tenants Are Doctors. Office Space Is Set Up For Doctors. Reception, 4 Offices(Two With Running Water).			
Extras: Underground Parking Available (Additional Charge). Building Is Directly Above Dufferin Subway Stop, Providing Great Access For Cleints Or Patients.			
Remarks for Brokerages: Showing Require 24 Hr Notice. Additional Security Required For Start-Ups.			
Mortgage Comments:			
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9441 Fax: 416-964-7728			
40 Scollard St., Ste. 200, Toronto M5R3S1			
CLAUDIO LUCA, Salesperson 416-964-9441			
Contract Date: 4/9/2008	Condition:	Appts:	
Expiry Date: 7/10/2008	Cond Expiry:	Ad: N	
Last Update: 4/10/2008	CB Comm: 4%of First Yr Gross And 2%of Gross Bot.	Escape:	
		Original \$: \$10	