

	102 Yorkville Ave 2nd fl		List: \$5,000 Net Lease
	Toronto, Ontario m5r3s1 Dist: C02		Lease
Dir/Cross St: Hazelton/Yorkville		Map: 115-19-Q	DOM: 0 Last Status: New
Commercial/Retail		Lease Term: 36/60	Taxes: \$1,500/2010/T.& O.
Retail	Freestanding: N	Holdover: 45	
Possession: immediate	Occup: Tenant	SPIS: N	
Commercial Condo Fees:		Franchise:	
MLS#: C1937655 Seller: Eileen Patrica Newell Contact After Exp: N			
PIN#:			
Total Area: 750 Sq Ft	Survey:		
Ofc/Apt Area:	Lot/Bldg/ Unit/Dim: 20X37.5 Feet Unit		
Indust Area:	Lot Irreg:	Soil Test:	
Retail Area: 750 Sq Ft	Crane:	Outside Storage:	
Apx Age:	Bay Size:	Rail:	
Volts:	%Bldg:	Basement:	
Amps:	Washrooms:	Elevator:	
Zoning: Commercial Retail	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: Outside/Surface	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: Strategically located at "centre ice" on Yorkville Avenue at Hazelton Avenue. Prime 2nd floor retail! Floor to ceiling curved glass display windows - excellent visibility and signage.			
Remarks for Brokerages: Floor plans are attached - contact L.A. for futher details *** Easy to show and only during store hours (10 - 5)			
Mortgage Comments:			
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9441 Fax: 416-964-7728			
40 Scollard St., Ste. 200, Toronto M5R3S1			
KEVIN P. GILLEN, Broker of Record 416-964-9460			
Contract Date: 8/17/2010		Condition:	Appts: 416-964-9460
Expiry Date: 11/17/2010		Cond Expiry:	Ad: Y
Last Update: 8/17/2010		CB Comm: 4% / 2% on net	Escape:
			Original \$: \$5,000