



102 Yorkville Ave F100
Toronto, Ontario M5R3S1 Toronto C02 Annex
Dir/Cross St: Hazelton Avenue
List: \$150 Sq Ft Net
 Lease
DOM: 6 Last Status: New
Taxes: \$18.50/2012/T. & O.

Commercial/Retail
 Retail **Freestanding: N**
Occup: Vacant
Possession: Dec. 1, 2012
Commercial Condo Fees:

Lease Term: 60/120
Holdover: 45
SPIS: N 115-19-Q
Franchise:

MLS#: C2491899 **Seller: Eileen Patrica Newell** **Contact After Exp: N**
PIN#:

Total Area: 1,200 Sq Ft Ofc/Apt Area: Indust Area: Retail Area: 1,200 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: 0X0 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:	Subways: Soil Test: Outside Storage: Rail: Basement: Elevator: Public UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:
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Bus/Bldg Name:	For Year:	Financial Statement:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	- Vacancy Allow:
Mgmt:	Water:	- Operating Exp:
Maint:	Other:	= Net Income B4 Debt:
		Est Value Inv At Cost:
		Com Area Upcharge:
		Percentage Rent:

Remarks For Clients: Rare Opportunity To Be At 'Centre Ice' In Yorkville. Prime Main Floor In Newly Expanded Renovated Building, Floor To Ceiling Windows. Green 'P' Parking Immediately Next Door.
Remarks for Brokerages: Easy To Show, By Appointment Only. Do Not Go Direct!

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: 10/16/2012 **Condition:**
Expiry Date: 1/16/2013 **Cond Expiry:**
Last Update: 10/22/2012 **CB Comm:** 4%/2% On Net up to 5 years

Appts:
Ad: Y
Escape:
Original \$: \$150







