



**104 Yorkville Ave 2nd Fl** **List: \$3,880 Net Lease**  
**Toronto, Ontario M5R3S1** Toronto C02 Annex Lease  
**Dir/Cross St:** Hazelton/Yorkville **DOM:** 1 **Last Status:** New  
**Taxes:** \$20/2011/T.& O.

Commercial/Retail **Lease Term:** 36/60  
 Retail **Freestanding:** N **Holdover:** 45  
**Occup:** Vacant **SPIS:** N 115-19-Q  
**Possession:** Immediate **Franchise:**  
**Commercial Condo Fees:**

**MLS#:** C2166276 **Seller:** Eileen Patrica Newell **Contact After Exp:** Y  
**PIN#:**

**Total Area:** 776 Sq Ft  
**Ofc/Apt Area:**  
**Indust Area:**  
**Retail Area:** 776 Sq Ft  
**Apx Age:**  
**Volts:**  
**Amps:**  
**Zoning:** Commercial Retail  
**Truck Level:**  
**Grade Level:**  
**Drive-In:**  
**Double Man:**  
**Clear Height:**  
**Sprinklers:** N  
**Heat:** Elec Forced Air  
**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:** None  
**Park Spaces:** #Trl Spc:  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**

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

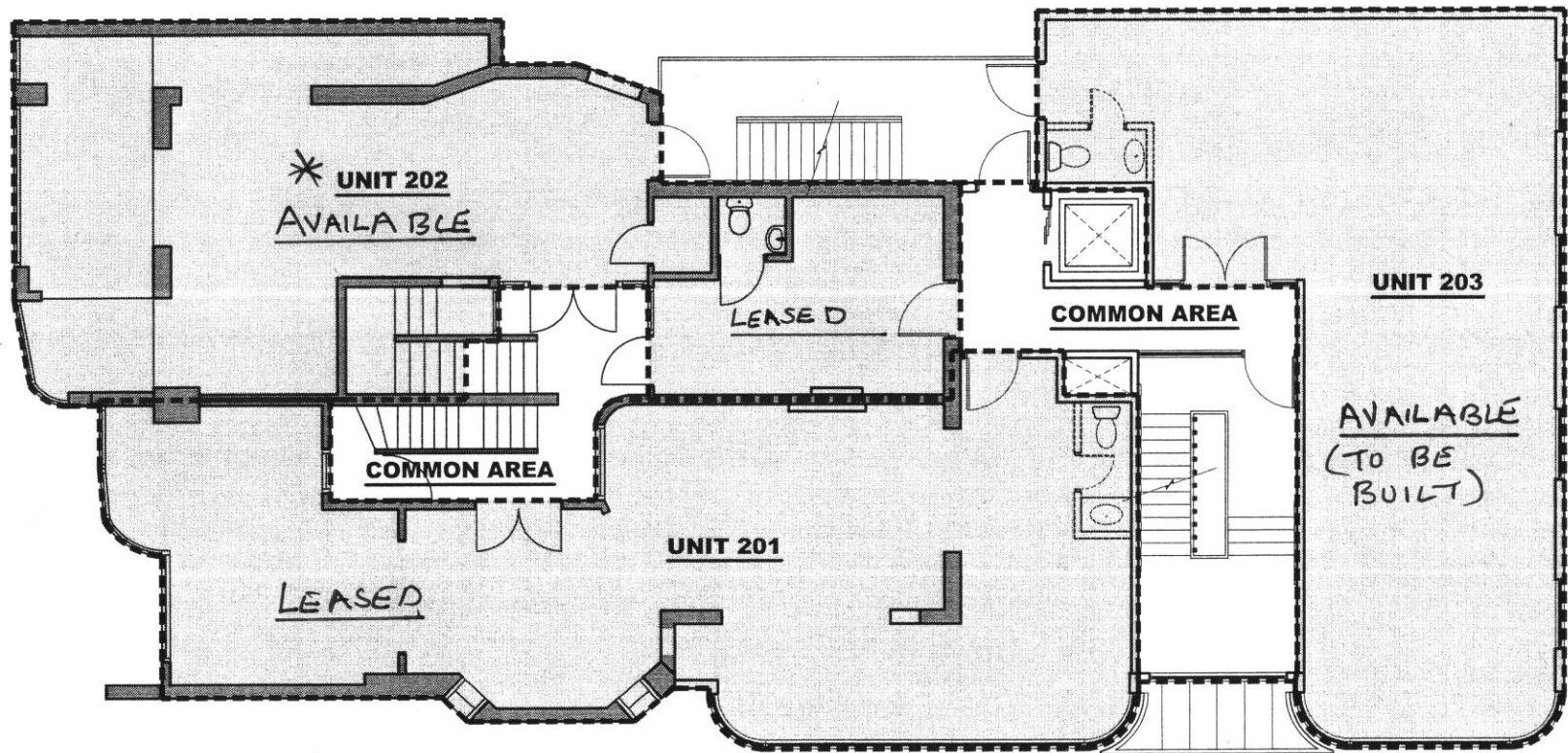
**Bus/Bldg Name:** **For Year:** **Financial Statement:**  
**Actual/Estimated:**  
**Taxes:** **Heat:** **Gross Inc/Sales:** **Est Value Inv At Cost:**  
**Insur:** **Hydro:** **- Vacancy Allow:** **Com Area Upcharge:**  
**Mgmt:** **Water:** **- Operating Exp:** **Percentage Rent:**  
**Maint:** **Other:**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



**Remarks For Clients:** Strategically located at 'Centre Ice' on Yorkville Ave, prime 2nd floor retail. Floor to ceiling glass window display, bright open concept, new hardwood maple floors and private washroom. Excellent visibility and signage

**Remarks for Brokerages:** Floor plans are attached -- contact LA for further details.

**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  
**Appts:** 416-964-9460  
**Contract Date:** 8/1/2011 **Condition:** **Ad:** Y  
**Expiry Date:** 11/1/2011 **Cond Expiry:** **Escape:**  
**Last Update:** 8/2/2011 **CB Comm:** 4% / 2% on net **Original \$:** \$3,880



LEGEND	
TENANT AREA	
COMMON AREA	

AREA AND MEASUREMENTS FOR PORTION OF EXISTING BUILDING TAKEN FROM MEASURED DRAWINGS PROVIDED BY MEMAR CONSULTANTS, INC.

METHOD OF AREA CALCULATION AS PER BLACK DASHED LINE. ACTUAL AREA MAY VARY FROM STATED AREA. E.&O.E.

**SECOND FLOOR PLAN**  
NOT TO SCALE

LEASABLE AREAS

102/104 YORKVILLE AVE.  
TORONTO, ONTARIO  
A2.03