



104 Yorkville Ave 302 **List: \$1,950 Month**
Toronto, Ontario **Map: 115-19-Q** Lease
M5R3S1 Dist: C02
Dir/Cross St: Hazelton Avenue **DOM: 1 Last Status: New**
Taxes: \$20/2010/T.M.I.

Store W/Apt/Office **Lease Term: 12/36**
 Store With Apt/Office **Freestanding: N** **Holdover: 90**
Occup: Vacant **SPIS: N**
Possession: Immediately **Franchise:**
Commercial Condo Fees:

MLS#: C1851802 **Seller: Eileen Patricia Newall** **Contact After Exp: N**
PIN#:

Total Area: 873 Sq Ft
Ofc/Apt Area: 873 Sq Ft
Indust Area:
Retail Area: 873 Sq Ft
Apx Age:
Volts:
Amps:
Zoning: Commercial Retail
Truck Level:
Grade Level:
Drive-In:
Double Man:
Clear Height:
Sprinklers: N
Heat: Gas Forced Air Open

Survey:
Lot/Bldg/ Unit/Dim: 25X100 Feet Building
Lot Irreg:
Crane:
Bay Size:
%Bldg:
Washrooms:
Water: Municipal
Water Supply:
Sewers:
A/C: Y
Utilities: Y
Garage Type: None
Park Spaces: #Trl Spc:

Soil Test:
Outside Storage:
Rail:
Basement: N
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: The Ultimate Live / Work Loft In The Heart Of Yorkville! Ultra Kitchen, Private South Facing Balcony, Spacious Interior. Ideal Professional Office Or Showroom Space Between Hazelton Avenue And The Stunning 100 Yorkville Retail Development.
Remarks for Brokerages: Floor Plan Is Attached.

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: 4/26/2010 **Condition:** **Appts:** 416-964-9460
Expiry Date: 6/26/2010 **Cond Expiry:** **Ad:** Y
Last Update: 4/27/2010 **CB Comm:** 4% / 2% On Net **Escape:**
Original \$: \$1,950

UNIT 302; COLECIÓN HOME
AREA = 77.45m² · 833F

Main Room, 3rd Floor



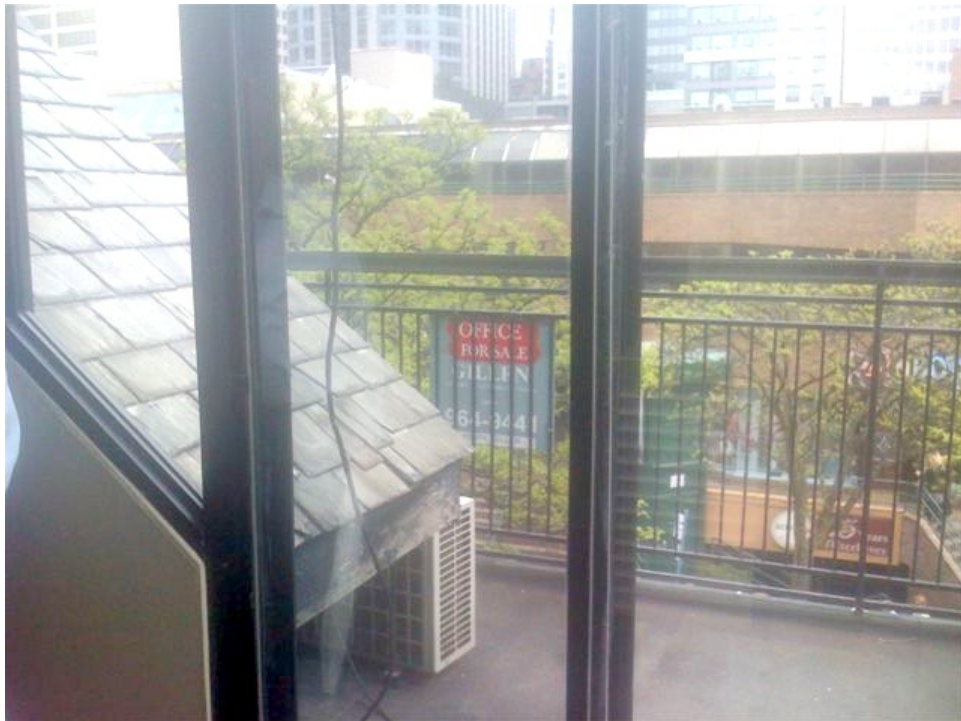
Open Area, 3rd Floor



South View, 3rd Floor



Sundeck South Facing, 3rd Floor



Kitchenette, 3rd Floor



Bathroom, 3rd Floor



Room 2, 3rd Floor

