

	104 Yorkville Ave		List: \$1,500 Month
	Toronto, Ontario M5R 3S Dist: C02		Map: 115-19-Q Lease
Dir/Cross St: Hazelton Avenue		DOM: 0	Last Status: New
Taxes: \$0/2010/N/A		Commercial/Retail	
Retail		Freestanding: N	Lease Term: 12/60
Possession: Immediate		Occup: Vacant	Holdover: 45
Commercial Condo Fees:		SPIS: N	
Franchise:			
MLS#: C1919936			
Seller: Eileen Patricia Newall			
Contact After Exp: N			
PIN#:			
Total Area: 250 Sq Ft	Survey:		
Ofc/Apt Area:	Lot/Bldg/Unit/Dim: 22X45 Feet Unit		
Indust Area:	Lot Irreg:		
Retail Area: 250 Sq Ft	Crane:		
Apx Age:	Bay Size:		
Volts:	%Bldg:		
Amps:	Washrooms:		
Zoning: Commercial	Water: Municipal		
Retail/Office/Showroom	Water Supply:		
Truck Level:	Sewers:		
Grade Level:	A/C: Y		
Drive-In:	Utilities: Y		
Double Man:	Garage Type: Public		
Clear Height:	Park Spaces: #Trl Spc:		
Sprinklers: N			
Heat: Baseboard			
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: Prime 2nd Floor Retail/Office/Showroom Space On Yorkville At Hazelton. Main Floor Showcase Window Also Available At Additional Cost.			
Remarks for Brokerages: Tenant Pays \$1500 Monthly Plus Utilities. Landlord Requires Rental To Escalate Over 5 Year Term. Contact La For Details.			
Mortgage Comments:			
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9460 Fax: 416-964-7728			
40 Scollard St., Ste. 200, Toronto M5R3S1			
KEVIN P. GILLEN, Broker of Record 416-879-9460			
Contract Date: 7/19/2010	Condition:	Appts:	
Expiry Date: 10/16/2010	Cond Expiry:	Ad: N	
Last Update: 7/19/2010	CB Comm: 4%/2% On Net Up To 5 Years	Escape:	
		Original \$: \$1,500	