



**104 Yorkville Ave** **List: \$3,300 Month**  
**Toronto, Ontario** **Map: 115-19-Q** **Sub-Lease**  
**M5R3S1 Dist: C02**  
**Dir/Cross St: Hazelton Avenue** **DOM: 1 Last Status: Pc**  
**Taxes: \$21/2009/T.M.I.**

Commercial/Retail **Lease Term: 12/29**  
 Retail **Freestanding: N** **Holdover: 30**  
**Occup: Tenant** **SPIS: N**  
**Possession: 30 Days/Tba** **Franchise:**  
**Commercial Condo Fees:**

**MLS#: C1610119** **Seller: 2105869 Ontario Ltd. Contact After Exp: N**  
**PIN#:**

<b>Total Area:</b> 1,250 Sq Ft <b>Ofc/Apt Area:</b> <b>Indust Area:</b> <b>Retail Area:</b> 1,250 Sq Ft <b>Apx Age:</b> <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> Commercial Retail <b>Truck Level:</b> <b>Grade Level:</b> <b>Drive-In:</b> <b>Double Man:</b> <b>Clear Height:</b> <b>Sprinklers:</b> N <b>Heat:</b> Gas Forced Air Open	<b>Survey:</b> <b>Lot/Bldg/ Unit/Dim:</b> 25X100 Feet Building <b>Lot Irreg:</b> <b>Crane:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> <b>A/C:</b> Y <b>Utilities:</b> Y <b>Garage Type:</b> Public <b>Park Spaces:</b> #Trl Spc:	<b>Soil Test:</b> <b>Outside Storage:</b> <b>Rail:</b> <b>Basement:</b> N <b>Elevator:</b> <b>UFFI:</b> <b>Assessment:</b> <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b>
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<b>Bus/Bldg Name:</b>	<b>For Year:</b>	<b>Financial Statement:</b>
<b>Actual/Estimated:</b>		
<b>Taxes:</b>	<b>Heat:</b>	<b>Gross Inc/Sales:</b>
<b>Insur:</b>	<b>Hydro:</b>	<b>- Vacancy Allow:</b>
<b>Mgmt:</b>	<b>Water:</b>	<b>- Operating Exp:</b>
<b>Maint:</b>	<b>Other:</b>	<b>= Net Income B4 Debt:</b>
		<b>Est Value Inv At Cost:</b>
		<b>Com Area Upcharge:</b>
		<b>Percentage Rent:</b>

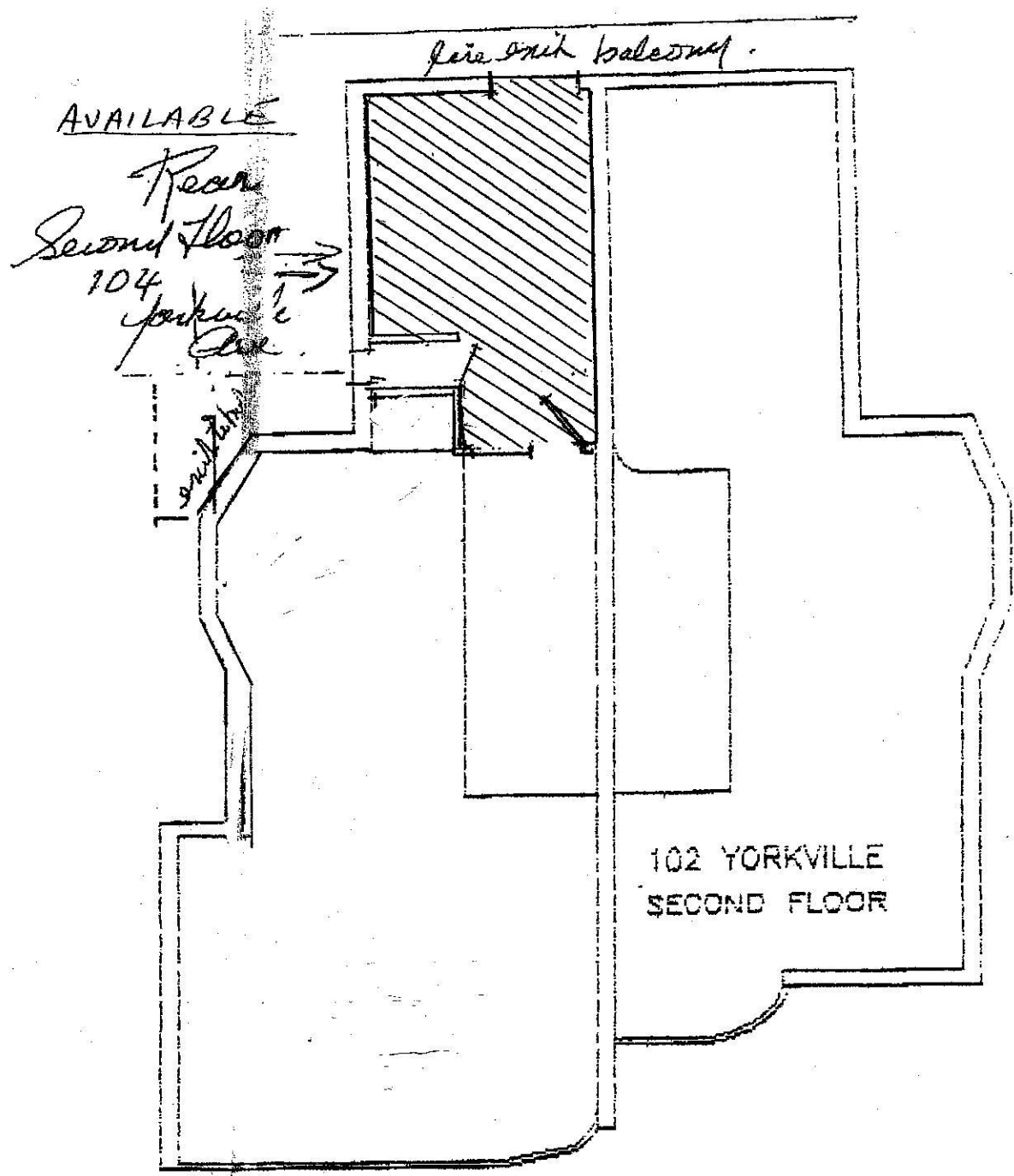
**Remarks For Clients:** 2nd/3rd Floor Retail Showroom/Office Space Straticically Located Between Hazelton Avenue And The Stunning New 100 Yorkville Retail Development.  
**Remarks for Brokerages:** Net Rental Escalates Yearly-Contact La For Details.

**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

<b>Contract Date:</b> 4/28/2009	<b>Condition:</b>	<b>Appts:</b>
<b>Expiry Date:</b> 6/28/2009	<b>Cond Expiry:</b>	<b>Ad:</b> N
<b>Last Update:</b> 4/28/2009	<b>CB Comm:</b> 4%/2% On Net	<b>Escape:</b>
		<b>Original \$:</b> \$1,800

104 Yorkville Avenue  
2<sup>nd</sup> Floor



104 Yorkville Avenue  
3<sup>rd</sup> Floor

