



**104 Yorkville Ave** **List: \$1,800 Month**  
**Toronto, Ontario** **Map: 115-19-Q** **Sub-Lease**  
**M5R3S1 Dist: C02**  
**Dir/Cross St: Hazelton Avenue** **DOM: 1 Last Status: New**  
**Taxes: \$21/2009/T.M.I.**

Store W/Apt/Office **Lease Term: 12/29**  
 Store With Apt/Office **Freestanding: N Holdover: 30**  
**Occup: Tenant SPIS: N**  
**Possession: 30 Days/Tba Franchise:**  
**Commercial Condo Fees:**

**MLS#: C1610123 Seller: 2105869 Ontario Ltd. Contact After Exp: N**  
**PIN#:**

**Total Area:** 900 Sq Ft  
**Ofc/Apt Area:** 900 Sq Ft  
**Indust Area:**  
**Retail Area:** 900 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:** Public  
**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 New 100 Yorkville Retail Development.

**Remarks for Brokerages:** Floor Plan Is Attached. Net Rental Escalates To \$1950 Next Year And To \$2100 In The Final Year. 2nd Floor Has An Additional 250 Sq. Ft. Office Available Starting At \$1500 Per Month Gross.

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

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

