



104 Queen St E **List: \$11 Net Lease**
 Toronto, Ontario **Map: 120-20-S** Lease
M5C1S6 Dist: C08
Dir/Cross St: Queen And Jarvis **DOM: 57 Last Status: New**
Taxes: \$9.50/2003/T. & O.

Commercial/Retail **Lease Term: 36/60**
 Other **Freestanding: N Holdover: 180**
Occup: Tenant SPIS:
Possession: Tba Franchise:

MLS#: C334954 Seller: 572550 Ontario Limited
PIN#:

Total Area: 1,300 Sq Ft Ofc/Apt Area: Indust Area: Retail Area: 1,300 Sq Ft Apx Age: Volts: Amps: Zoning: Commercial Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Other	Survey: Lot/Bldg/ Unit/Dim: 0X0 Feet Unit Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: N Utilities: A Garage Type: Other Park Spaces:	Soil Test: Outside Storage: Rail: Basement: Y Elevator: UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:
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Bus/Bldg Name:	For Year:	Financial Statement:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	- Vacancy Allow:
Mgmt:	Water:	- Operating Exp:
Maint:	Other:	= Net Income B4 Debt:
		Est Value Inv At Cost:
		Com Area Upcharge:
		Percentage Rent:

High Ceilings, Brick Exposure Highlights The Premises In An Up And Coming Area. Very Affordable Downtown Retail Space Within A Block And A Half From Yonge Street.
 Large Clean Basement Allows For Plenty Of Storage.
 Showings During Tenants Business Hours. Start Ups Will Require Extra Secutiry Along With First And Last Months Deposit. Landlord Requires Tenant Information Along With Offer.

Mortgage	Other Encumbrances
Amt:	Amt:
Int%:	Int%:
Payment:	Payment:
Incl:	Incl:
Freq:	Freq:
Maturity Date:	Maturity Date:
Lender:	Lender:

Contract Date: 9/25/2003 **CLAUDIO LUCA 416-964-9441** **GILLEN, K.P., & CO. REALTY LIM**
Expiry Date: 11/23/2003 **416 964-9441 Fax: 416 964-7728**
Last Update: 9/26/2003 **Original Price: \$11** **Appts:**
Condition: **Ad: Y**
Cond Expiry: **Escape:** **CB Comm: 4 And 2% Of Net**