



106 Yorkville Ave 2nd Fl **List: \$32 Sq Ft Net**
 Toronto, Ontario M5R1B9 Toronto C02 Annex Lease
 Dir/Cross St: Yorkville / Hazelton **DOM: 3 Last Status: New**
Taxes: \$19/2012/T.M.I.

Commercial/Retail **Lease Term: 36/60**
 Multi-Use **Freestanding: N Holdover: 45**
Occup: Vacant SPIS: N 115-19-Q
Possession: Immediate Franchise:
Commercial Condo Fees:

MLS#: C2401288 Seller: 106-108 Yorkville Avenue Limited Contact After Exp: N
PIN#:

Total Area: 779 Sq Ft
Ofc/Apt Area: 779 Sq Ft
Indust Area:
Retail Area: 779 Sq Ft
Apx Age:
Volts:
Amps:
Zoning: Commercial
Truck Level:
Grade Level:
Drive-In:
Double Man:
Clear Height:
Sprinklers: Y
Heat: Gas Forced Air Open
Phys Hdcap-Equip:

Survey:
Lot/Bldg/ Unit/Dim: 0X0 Feet Building
Lot Irreg:
Crane:
Bay Size:
%Bldg:
Washrooms:
Water: Municipal
Water Supply:
Sewers:
A/C: Y
Utilities: N
Garage Type: None
Park Spaces: #Trl Spc:
Energy Cert:
Cert Level:
GreenPIS:

Soil Test:
Outside Storage:
Rail:
Basement:
Elevator:
UFFI:
Assessment:
Chattels:
LLBO:
Days Open:
Hours Open:
Employees:
Seats:

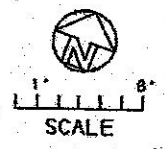
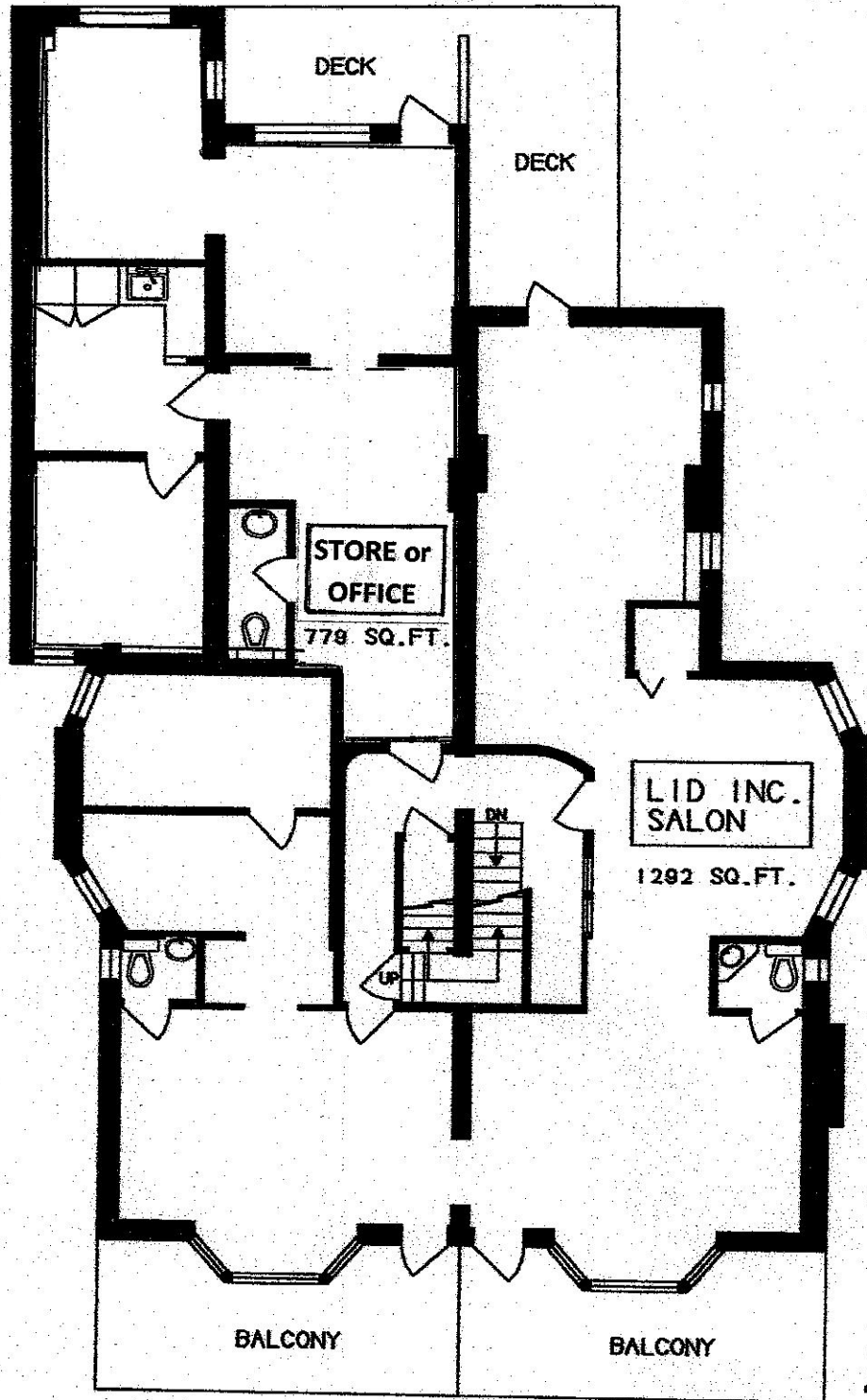
Bus/Bldg Name: **For Year:** **Financial Statement:**
Actual/Estimated:
Taxes: Heat: Gross Inc/Sales: Est Value Inv At Cost:
Insur: Hydro: - Vacancy Allow: Com Area Upcharge:
Mgmt: Water: - Operating Exp: Percentage Rent:
Maint: Other: = Net Income B4 Debt:

Remarks For Clients: Studio Or Showroom Space On 2nd Floor With Washroom, Deck And Kitchenette.
Extras: 1 Parking Space Available At Rear Of Building @ \$ 200 A Month (No Van Or Truck Allowed)
Remarks for Brokerages: For Showing Contact L.A. @ 416-964-9460. Floor Plans Are 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
Appts: 416-964-9460
Contract Date: 6/22/2012 Condition: Ad: Y
Expiry Date: 9/22/2012 Cond Expiry: Escape:
Last Update: 6/23/2012 CB Comm: 4% Net Rental / 2% Net Rental Balance Original \$: \$32

106-108 YORKVILLE AVENUE
TORONTO



MEASURE CANADA
Drawing Supplies Inc.
(416) 657-2666

NOV/05

SECOND FLOOR

MEASURED TO THE OUTSIDE FACE OF ALL OUTER & COMMON
WALLS AND TO THE CENTRE OF ALL DEMISING WALLS.