



**111-113 Yorkville Ave 6 + 7** **List: \$11 Sq Ft Net**  
**Toronto, Ontario** **Map: 115-19-Q** **Lease**  
**M5R1C1 Dist: C02**  
**Dir/Cross St: Yorkville And Avenue** **DOM: 28 Last Status: New**  
**Taxes: \$16.97/2004/T. & O.**

**Office Office** **Lease Term: 36/60**  
**Professional** **Freestanding: N** **Holdover: 180**  
**Other Inst/Prof** **Occup: Partial** **SPIS:**  
**Possession: Tba** **Franchise:**

**MLS#: C569437** **Seller: Funtana Investments Limited**  
**PIN#:**

**Total Area: 1,577 Sq Ft**  
**Ofc/Apt Area: 1,577 Sq Ft Divisible**  
**Indust Area:**  
**Retail Area:**  
**Apx Age:**  
**Volts:**  
**Amps:**  
**Zoning: Commercial**  
**Truck Level:**  
**Grade Level:**  
**Drive-In:**  
**Double Man:**  
**Clear Height:**  
**Sprinklers: N**  
**Heat: Gas Forced Air Open**

**Survey:**  
**Lot/Bldg/ Unit/Dim: 0X0 Feet Building**  
**Lot Irreg:**  
**Crane:**  
**Bay Size:**  
**%Bldg:**  
**Washrooms:**  
**Water: Municipal**  
**Water Supply:**  
**Sewers:**  
**A/C: Y**  
**Utilities: Y**  
**Garage Type: Outside/Surface**  
**Park Spaces:**

**Soil Test:**  
**Outside Storage:**  
**Rail:**  
**Basement:**  
**Elevator: None**  
**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:**

Unique Office Space In The Heart Of Yorkville. Two Units Are Comprised Of 788 Sq Ft And 789 Sq Ft Adjacent To Eachother. Units Maybe Leased Individually. Please Note: Premises Is A Third Floor Walk Up.  
 Skylights, Two Offices , Open Area , Belcony With Sliding Door.  
 24 Hour Notice For Showings. Unit 7 Asking \$8.00Psf Net( No Belcony In This Unit) Net And Unit 6 \$11.00 Psf Net.

<b>Mortgage</b>		<b>Other Encumbrances</b>	
<b>Amt:</b>	<b>Int%:</b>	<b>Amt:</b>	<b>Int%</b>
<b>Payment:</b>	<b>Incl:</b>	<b>Payment:</b>	<b>Incl:</b>
<b>Freq:</b>	<b>Maturity Date:</b>	<b>Freq:</b>	<b>Maturity Date:</b>
<b>Lender:</b>		<b>Lender:</b>	

GILLEN, K.P., & CO. REALTY LIMITED, BROKER 416-964-9441 Fax: 416-964-7728  
 CLAUDIO LUCA, Salesperson 416-964-9441

**Contract Date: 11/8/2004** **Condition:** **Appts:**  
**Expiry Date: 1/31/2005** **Cond Expiry:** **Ad: N**  
**Last Update: 11/10/2004** **CB Comm: 4%of Net And 2% Of Net For Balace Term** **Escape:**  
**Original \$: \$11**