



**1150 Yonge St 200**

**List: \$2,500 Gross Lease**

**Toronto, Ontario**  
**M4W2M2 Dist: C02**

**Map: 115-19-P**

Lease

**Dir/Cross St:** Summerhill Subway/Price Street

**DOM:** 31 **Last Status:** Pc

**Taxes:** \$0/2011/Annual

Office

**Lease Term:** 36/60

Office

**Freestanding:** N

**Holdover:** 30

**Occup:** Tenant

**SPIS:** N

**Possession:** 05/15/11/Tba

**Franchise:**

**Commercial Condo Fees:**

**MLS#:** C2062656

**Seller:** William Douglas Martin **Contact After Exp:** N

**PIN#:**

**Total Area:** 1,000 Sq Ft  
**Ofc/Apt Area:** 1,000 Sq Ft  
**Indust Area:**  
**Retail Area:**  
**Apx Age:**  
**Volts:**  
**Amps:**  
**Zoning:** Commercaill Office  
**Truck Level:**  
**Grade Level:**  
**Drive-In:**  
**Double Man:**  
**Clear Height:**  
**Sprinklers:** N  
**Heat:** Gas Hot Water

**Survey:**  
**Lot/Bldg/Unit/Dim:** 25X40 Feet Unit  
**Lot Irreg:**  
**Crane:**  
**Bay Size:**  
**%Bldg:**  
**Washrooms:**  
**Water:** Municipal  
**Water Supply:**  
**Sewers:**  
**A/C:** Y  
**Utilities:** Y  
**Garage Type:** Outside/Surface  
**Park Spaces:** 4 #Trl Spc:

**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:**  
**Insur:**  
**Mgmt:**  
**Maint:**

**Hydro:**  
**Water:**  
**Other:**

**Gross Inc/Sales:**  
**- Vacancy Allow:**  
**- Operating Exp:**  
**= Net Income B4 Debt:**

**Est Value Inv At Cost:**  
**Com Area Upcharge:**  
**Percentage Rent:**

**Remarks For Clients:** 2 Floor Walk Up In The Empire Stamp Building At Yonge And Malborough. Four Large Offices and Private Washroom. 2 Car Parking Available At \$175 Per Car Per Month.

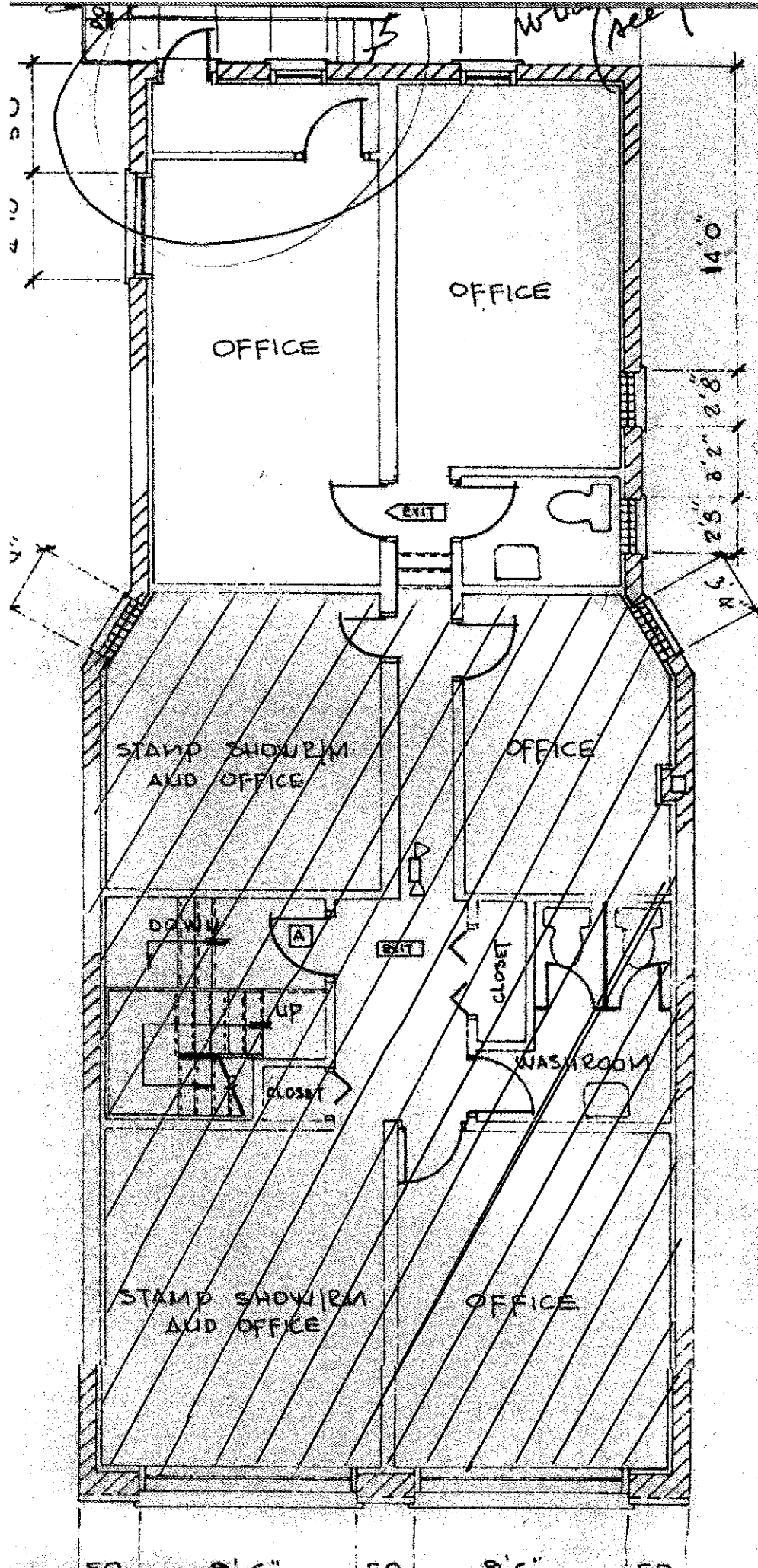
**Remarks for Brokerages:** Floor Plan And Photos Available

**Mortgage Comments:**

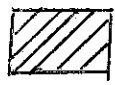
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9460 Fax: 416-964-7728  
 40 Scollard St., Ste. 200, Toronto M5R3S1  
 KEVIN P. GILLEN, Broker of Record 416-879-9460

**Contract Date:** 3/21/2011 **Condition:**  
**Expiry Date:** 6/21/2011 **Cond Expiry:**  
**Last Update:** 4/21/2011 **CB Comm:** 3.5%/1.5% On Gross

**Appts:**  
**Ad:** N  
**Escape:**  
**Original \$:** \$2,350



1150 YONGE STREET  
2ND FLOOR



EXIT















