

For Sale



115-117 Merton Street, Toronto

A unique opportunity to purchase a freestanding commercial /retail building with on-site parking for up to 10 cars, steps from Yonge Street, in the heart of Midtown Toronto.

- ◆ Single Storey 5000 sq. ft. building
- ◆ Ideal retail location
- ◆ Operating expenses are a fraction of the Downtown Towers
- ◆ Redevelopment potential-site suitable for up to 7 townhouses
- ◆ An ideal owner/user opportunity

Offered at \$ 2,250,000.00 CDN by:
K.P. Gillen & Co. Realty Ltd., Realtor
(416) 964-9460
e-mail: kevin@kpgillen.com

LOCATION:

115 -117 Merton Street is located on the south side of Merton Street just east of Yonge Street and west of Mt. Pleasant Road. It is approximately a 5-minute walk from the Yonge/Davisville Subway Station. The subject is located amidst commercial office buildings, residential condominiums, and is only steps from local shops and restaurants.

SITE:

Frontage:	73.30 Feet
Depth:	122.00 Feet
Site Area:	8,943 Square Feet (approx.)

LEGAL DESCRIPTION:

ZONING: CRT2 C2.0 R 2.0

(permitting a variety of commercial, retail, professional, institutional, medical, administrative, philanthropic and residential uses)

HEIGHT LIMIT: 21.0 meters

IMPROVEMENTS:

Single storey 5000 square foot concrete block and frame building.

2005 OPERATING EXPENSES:

Realty Taxes:	\$15,000.00 (Current assessed value: \$725,000)
Operating costs:	\$18,000.00 (includes gas, hydro, water, HVAC, insurance & maintenance)

The information detailed herein or provided orally has been provided by the Vendor and is deemed to be correct. K. P. Gillen & Co. Realty Ltd assumes no responsibility for the accuracy of the information contained herein.

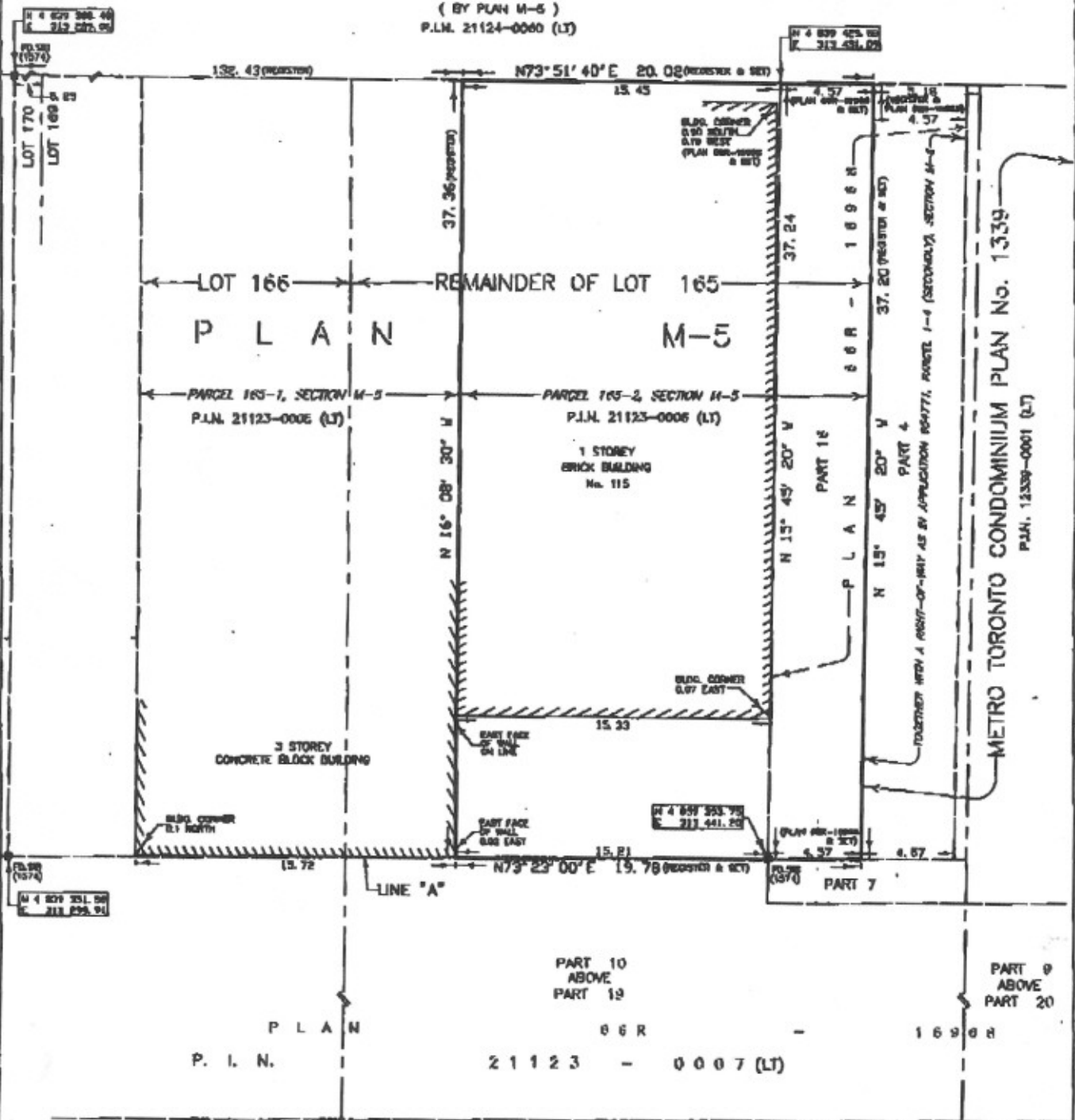
METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN OF SURVEY TO SHOW
 LOCATION OF BUILDING WALLS
 AT SOUTHERLY SIDE OF
 BUILDING No. 115 MERTON STREET
 BEING PART OF LOT 165, PLAN M-5
 CITY OF TORONTO

SCALE 1 : 200



MERTON STREET
 (BY PLAN M-5)
 P.L.N. 21124-0000 (LT)



METRO TORONTO CONDOMINIUM PLAN No. 1339
 P.L.N. 12339-0001 (LT)

LOT 19, CONCESSION 3 FROM THE BAY

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd

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Properties

PIN	21123 - 0006 LT	Interest/Estate	Fee Simple
Description	<p>PCL 165-2 SEC M5; PT LT 165 PL M5 TORONTO PREMISING THAT THE NLY LIMITS OF LOTS 165, 166, 167, 168, 169 AND 170, BEING THE SLY LIMIT OF MERTON ST AS SHOWN ON THE SAID PL HAS A BEARING OF N 73 DEGREES 34 MINUTES E AND RELATING ALL BEARINGS HEREIN THERETO. AND PREMISING THAT A LINE DRAWN FROM A SURVEY POST PLANTED DISTANT 122 FT 1/2 INCH SLY FROM THE NLY LIMIT OF LT 165 AFORESAID MEASURED ALONG A LINE DRAWN PARALLEL TO AND PERPENDICULARLY DISTANT 17 FT WLY FROM THE ELY LIMIT OF SAID LT 165 TO A SURVEY POST PLANTED DISTANT 126 FT 2 INCHES SLY FROM THE NLY LIMIT OF LT 170 AFORESAID MEASURED ALONG A LINE DRAWN S 18 DEGREES 41 MINUTES E FROM A SURVEY POST PLANTED 17 FT 2 1/2 INCHES WLY ALONG THE SAID NLY LIMIT OF LT 170 FROM THE N ELY ANGLE THEREOF IS HEREINAFTER REFERRED TO AS LINE "A". COMM AT A SURVEY POST PLANTED IN THE NLY LIMIT OF SAID LT 165 DISTANT 434 FT 6 INCHES ELY ALONG THE NLY LIMITS OF LOTS 170, 169, 168, 167, 166 AND 165 FROM A SURVEY POST PLANTED IN THE NLY LIMIT OF SAID LT 170 DISTANT 17 FT 2 1/2 INCHES WLY THEREON FROM THE N ELY ANGLE THEREOF; THENCE ELY ALONG THE NLY LIMIT OF LT 165 AFORESAID 65 FT 8 1/2 INCHES TO A SURVEY POST PLANTED AT THE INTERSECTION THEREOF WITH A LINE DRAWN PARALLEL TO AND PERPENDICULARLY DISTANT 17 FT WLY FROM THE ELY LIMIT OF THE SAID LT 165; THENCE SLY ALONG THE SAID PARALLEL LINE 122 FT 1/2 INCH TO A SURVEY POST PLANTED AT THE ELY EXTREMITY OF THE SAID LINE "A"; THENCE WLY ALONG THE SAID LINE "A", 64 FT 10 3/4 INCHES TO A SURVEY POST PLANTED AT THE INTERSECTION WITH A STRAIGHT LINE DRAWN SLY FROM THE POC AT RIGHT ANGLES TO THE AFORESAID NLY LIMITS OF LOTS; THENCE NLY ALONG THE LAST SAID STRAIGHT LINE 122 FT 7 INCHES TO THE POC. T/W A ROW AT ALL TIMES IN COMMON WITH ALL THOSE NOW OR HEREAFTER ENTITLED THERETO, OVER, ALONG AND UPON THE WLY 15 FT IN PERPENDICULAR WIDTH OF THE LANDS LYING IMMEDIATELY TO THE E OF THE ABOVE DESCRIBED LANDS AND EXTENDING FROM THE NLY LIMIT OF LT 165 AFORESAID TO THE ELY PRODUCTION OF THE SLY LIMIT OF THE ABOVE DESCRIBED LANDS, AS SET OUT IN APPLICATION LT654471; TORONTO, CITY OF TORONTO</p>		
Address	00117 MERTON ST TORONTO		