



1170 Yonge St
 Toronto, Ontario M4W2L9 Dist: C02 Map: - -
Sold Area: 5651 Sq Ft Sale
Dir/Cross St:
 PI An 278 Part Lots 3 & 4

Sold: \$1,501,000 For Sale
List: \$1,370,000 For Sale
110% List
DOM: 7 **Last Status:** Sld
Taxes: \$16,660/2004/Annual

Commercial/Retail
 Store W/Apartment
Possession: Tba
Freestanding: Y
Occup: Tenant
Lease Term:
Holdover: 120
SPIS: Y
Franchise:

MLS#: C645782 **Seller:** J-G Cordone Investments Limited
PIN#:

Total Area: 5,651 Sq Ft	Survey:	Public Transit
Ofc/Apt Area:	Lot/Bldg/ 35X61.83 Feet Lot	
Indust Area:	Unit/Dim:	Soil Test:
Retail Area: 1,660 Sq Ft	Lot Irreg:	Outside Storage:
Apx Age:	Crane:	Rail:
Volts:	Bay Size:	Basement: Y
Amps:	%Bldg:	Elevator:
Zoning: Comm	Washrooms:	UFFI:
Truck Level:	Water: Municipal	Assessment:
Grade Level:	Water Supply:	Chattels:
Drive-In:	Sewers:	LLBO:
Double Man:	A/C: Part	Days Open:
Clear Height:	Utilities: Y	Hours Open:
Sprinklers: N	Garage Type: None	Employees:
Heat: Gas Hot Water	Park Spaces: 0	Seats:

Bus/Bldg Name:	For Year: 2004	Financial Statement:
Actual/Estimated: Est		
Taxes: \$16,660	Heat: \$4,200	Gross Inc/Sales: \$93,600
Insur: \$800	Hydro:	- Vacancy Allow:
Mgmt:	Water: \$800	- Operating Exp: \$22,460
Maint:	Other:	= Net Income B4 Debt: \$71,140
		Est Value Inv At Cost:
		Com Area Upcharge:
		Percentage Rent:

Unbeatable Location On Vibrant Stretch Of Yonge Street, Across From The Renovated Summerhill Cpr Station (Lcbo). Minutes To Either Rosedale Or Summerhill Subway Stops. Building Has Lots Of Character And High Ceilings. Main Floor Retail + 2 Floors Residential.

Main Floor Tenant Is Retiring (Lease May Be Assigned But Probably Terminated Aug 31). Inspection As A Condition Of Offer Only. Financial Information Is Projected Only.

Do Not Go Direct: View Fax Package Above. Incl. Floor Plans. Offers To Be Conditional On Inspection. Saleperson Is Related To Seller, Add Disclosure Form To Offers.

Mortgage		Other Encumbrances
Amt: \$0	Int%:	Amt:
Payment:	Incl:	Payment:
Freq:	Maturity Date:	Freq:
Lender:		Maturity Date:

List: ST. GEORGE REALTY LIMITED, BROKER 416-966-1234 **Fax:** 416-480-0440
 CHARLES ANTHONY AQUILINA, Salesperson 416-822-7463
Co-Op: GILLEN, K.P., & CO. REALTY LIMITED, BROKER **CB Comm:** 2.25 (No Marketing Fee)
 Kevin P. Gillen, Principal Broker
Contract Date: 4/6/2005 **Sold Date:** 4/13/2005 **Leased Terms:**
Expiry Date: 10/6/2005 **Closing Date:** 5/6/2005 **Original Price:** \$1,370,000
Last Update: 4/22/2005 **Comments:**