



1246 Yonge St 209
Toronto, Ontario
M4T1W5 Dist: C02 **Map: 115-19-N**
Dir/Cross St: Walker/Summerhill **DOM:** 86 **Last Status:** Pc
Taxes: \$0/2004/N/A

Office Investment **Lease Term:** 0/0
Professional **Freestanding:** N **Holdover:** 120
Medical Suites **Occup:** Vacant **SPIS:** N
Possession: April 30/04 **Franchise:**

MLS#: C395627 **Seller:** Hazelton Property Management Limited
PIN#:

Total Area: 815 Sq Ft
Ofc/Apt Area: 815 Sq Ft
Indust Area:
Retail Area:
Apx Age:
Volts:
Amps:
Zoning: Comm/Res
Truck Level:
Grade Level:
Drive-In:
Double Man:
Clear Height:
Sprinklers: Y
Heat: Gas Forced Air Open

Survey:
Lot/Bldg/ Unit/Dim: 18X45 Feet Unit
Lot Irreg: Irregular
Crane:
Bay Size:
%Bldg:
Washrooms:
Water: Municipal
Water Supply:
Sewers:
A/C: Y
Utilities: A
Garage Type: Underground
Park Spaces:

Soil Test:
Outside Storage:
Rail:
Basement:
Elevator: Public
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:**

Luxury Professional Office At Yonge & Summerhill Steps From The Summerhill Subway.
Turn Key Build Out. Parking Spot \$ 15,000.00
Type Of Commercial Uses Permitted: Professional Offices Such As Chiropractor, Doctor, Lawyer, Plastic Surgeon, Engineer, Etc.
Discreet Users, No Signage Above Retail Level Is Permitted.

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

Contract Date: 2/4/2004 KEVIN P. GILLEN 416-964-9441 GILLEN, K.P., & CO. REALTY LIM
Expiry Date: 6/1/2004 416-964-9460 **Fax:** 416-964-7728
Last Update: 4/16/2004 **Original Price:** \$242,055 **Appts:**
Condition: **Ad:** Y
Cond Expiry: **Escape:** **CB Comm:** 2.5%