



1246 Yonge St
Toronto, Ontario
M4T1W5 Dist: C02 **Map: 115-19-N**
Dir/Cross St: Walker/Summerhill
List: \$22 Net Lease
 Lease
DOM: 0 Last Status: New
Taxes: \$18.50/2004/T. & O.

Commercial/Retail **Lease Term: 60/120**
Retail **Freestanding: N** **Holdover: 120**
Occup: Vacant **SPIS:**
Possession: Immediate **Franchise:**

MLS#: C394619 **Seller: Hazelton Property Management**
PIN#:

Total Area: 1,705 Sq Ft
Ofc/Apt Area:
Indust Area:
Retail Area: 1,705 Sq Ft
Apx Age:
Volts:
Amps:
Zoning: Com/Retail
Truck Level:
Grade Level:
Drive-In:
Double Man:
Clear Height:
Sprinklers: Part
Heat: Gas Forced Air Open

Survey:
Lot/Bldg/Unit/Dim: 17.5X100 Feet Unit
Lot Irreg:
Crane:
Bay Size:
%Bldg:
Washrooms:
Water: Municipal
Water Supply:
Sewers:
A/C: Y
Utilities: Y
Garage Type: None
Park Spaces:

Soil Test:
Outside Storage:
Rail:
Basement:
Elevator:
UFFI:
Assessment:
Chattels:
LLBO:
Days Open:
Hours Open:
Employees:
Seats:

Bus/Bldg Name:	For Year:	Financial Statement:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	- Vacancy Allow:
Mgmt:	Water:	- Operating Exp:
Maint:	Other:	= Net Income B4 Debt:
		Est Value Inv At Cost:
		Com Area Upcharge:
		Percentage Rent:

Prime Retail Corner in Prestigious "Summerhill" - store can divided into 918 sq.ft. and 789 sq.ft. Was a coffee shop -ideal for retail or service shop.
 Contact L.A. for floor plan

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

Contract Date: 2/6/2004 KEVIN GILLEN P 416-964-9441 GILLEN, K.P., & CO. REALTY LIM
Expiry Date: 4/6/2004 416-964-9460 **Fax:** 416-964-7728
Last Update: 2/6/2004 **Original Price:** \$22 **Appts:**
Condition: **Ad:** Y
Cond Expiry: **Escape:** **CB Comm:** 4%/2% on gross