


**Prepared by KEVIN GILLEN
GILLEN, K.P., & CO. REALTY LIMITED
3/27/2003 1:34:31 PM**

	1251 Yonge St Toronto, Ontario M4T1W6 Dist: C09 Dir/Cross St: Woodlawn/Yonge	List: \$27 Net Lease Lease DOM: 38 Last Status: New Taxes: \$11/2002/T. & O.
	Commercial/Retail Retail Possession: Immediate	Map: 5-A-16 Freestanding: N Occup: Vacant
MLS#: C202256 Seller: Thafni Investments Inc. PIN#:		
Total Area: 765 Sq Ft Ofc/Apt Area: Indust Area: Retail Area: 765 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: 20X38 Feet Unit Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: Y Utilities: Y Garage Type: Boulevard Park Spaces:	Soil Test: Outside Storage: Rail: Basement: Elevator: UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:
Bus/Bldg Name: Actual/Estimated: Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	For Year: Financial Statement: Gross Inc/Sales: - Vacancy Allow: - Operating Exp: = Net Income B4 Debt:
Est Value Inv At Cost: Com Area Upcharge: Percentage Rent:		
Prime Summerhill Retail/Service Opportunity! Frontage On Woodlawn East Beside Brown's Bistro Key Available On Site Contact L.A		
Mortgage Amt: Payment: Freq: Lender:	Int%: Incl: Maturity Date:	Other Encumbrances Amt: Payment: Freq: Lender:
Int%: Incl: Maturity Date:	Int%: Incl: Maturity Date:	
Contract Date: 2/17/2003 KEVIN GILLEN P 416-964-9441 Expiry Date: 4/18/2003 CLAUDIO LUCA 416-964-9441 Last Update: 2/20/2003 Original Price: \$27 Condition: Cond Expiry:	GILLEN, K.P., & CO. REALTY LIMI 416-964-9460 Fax: 416-964-7728 Appts: Ad: Y CB Comm: 4%/2% On Net	