



**1256 Yonge St** **List: \$28 Sq Ft Gross**  
**Toronto, Ontario**  
**M4T1W5** **Dist: C02** **Map: 115-19-N** **Lease**  
**Dir/Cross St:** Summerhill/Woodlawn **DOM: 2** **Last Status:** New  
**Taxes:** \$14/2008/T. & O.

**Office** **Lease Term:** 36/60  
**Office** **Freestanding:** N **Holdover:** 90  
**Occup:** Vacant **SPIS:** N  
**Possession:** Immed/Tba **Franchise:**  
**Commercial Condo Fees:**

**MLS#: C1480844** **Seller:** William Switzer & Brimstone Holdings Ltd. **Contact After Exp:** N  
**PIN#:**

**Total Area:** 1,431 Sq Ft  
**Ofc/Apt Area:** 1,431 Sq Ft  
**Indust Area:**  
**Retail Area:**  
**Apx Age:**  
**Volts:**  
**Amps:**  
**Zoning:** Commercial/Office  
**Truck Level:**  
**Grade Level:**  
**Drive-In:**  
**Double Man:**  
**Clear Height:**  
**Sprinklers:** N  
**Heat:** Gas Forced Air Open

**Survey:**  
**Lot/Bldg/** 25X56 Feet Unit  
**Unit/Dim:**  
**Lot Irreg:**  
**Crane:**  
**Bay Size:**  
**%Bldg:**  
**Washrooms:**  
**Water:** Municipal  
**Water Supply:**  
**Sewers:**  
**A/C:** Y  
**Utilities:** Y  
**Garage Type:** Outside/Surface  
**Park Spaces:** #Trl Spc:

**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:**

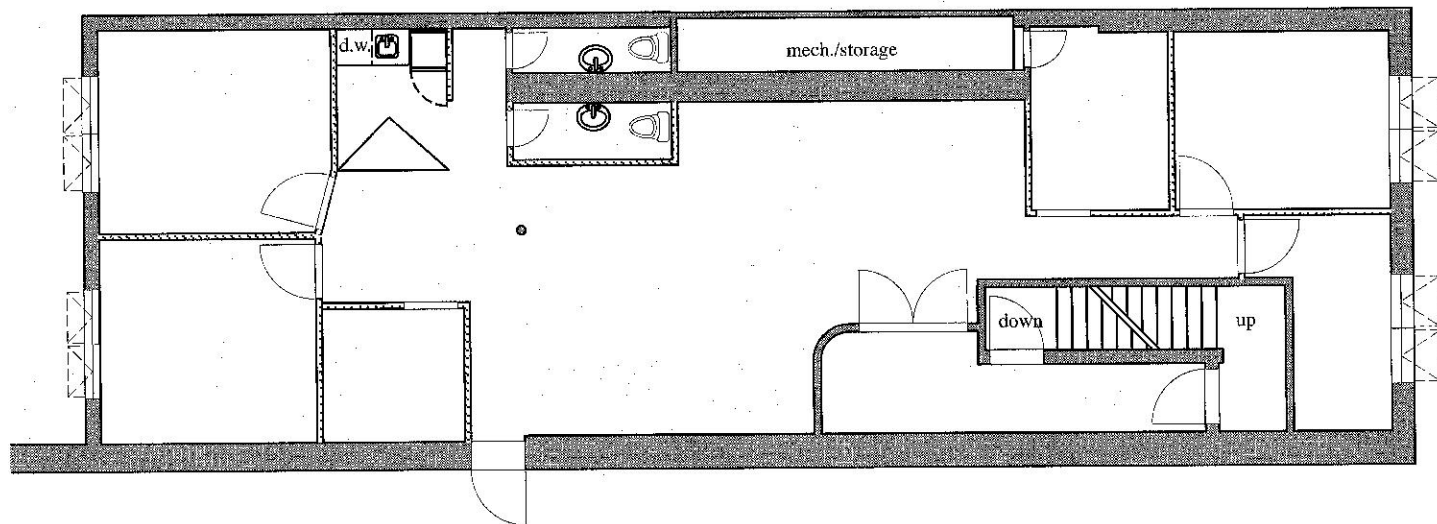
**Remarks For Clients:** Rare Opportunity To Lease Prime Newly Built Out 2nd Floor Office/Showroom Space With Private Terrace.  
**Remarks for Brokerages:** Hydro Is Extra Estimated At \$1.75-\$2.00 P.S.F. Lease To Contain A Tax And Operating Escalator.

**Mortgage Comments:**

GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9460 Fax: 416964-7728  
 40 Scollard St., Ste. 200, Toronto M5R3S1  
 KEVIN P. GILLEN, Broker of Record 416-879-9460

**Contract Date:** 10/1/2008 **Condition:** **Appts:**  
**Expiry Date:** 12/1/2008 **Cond Expiry:** **Ad:** N  
**Last Update:** 10/1/2008 **CB Comm:** 3.5%/1.5% On Gross **Escape:**  
**Original \$:** \$28

1256 Yonge Street, Suite 201



1/8" = 1'