
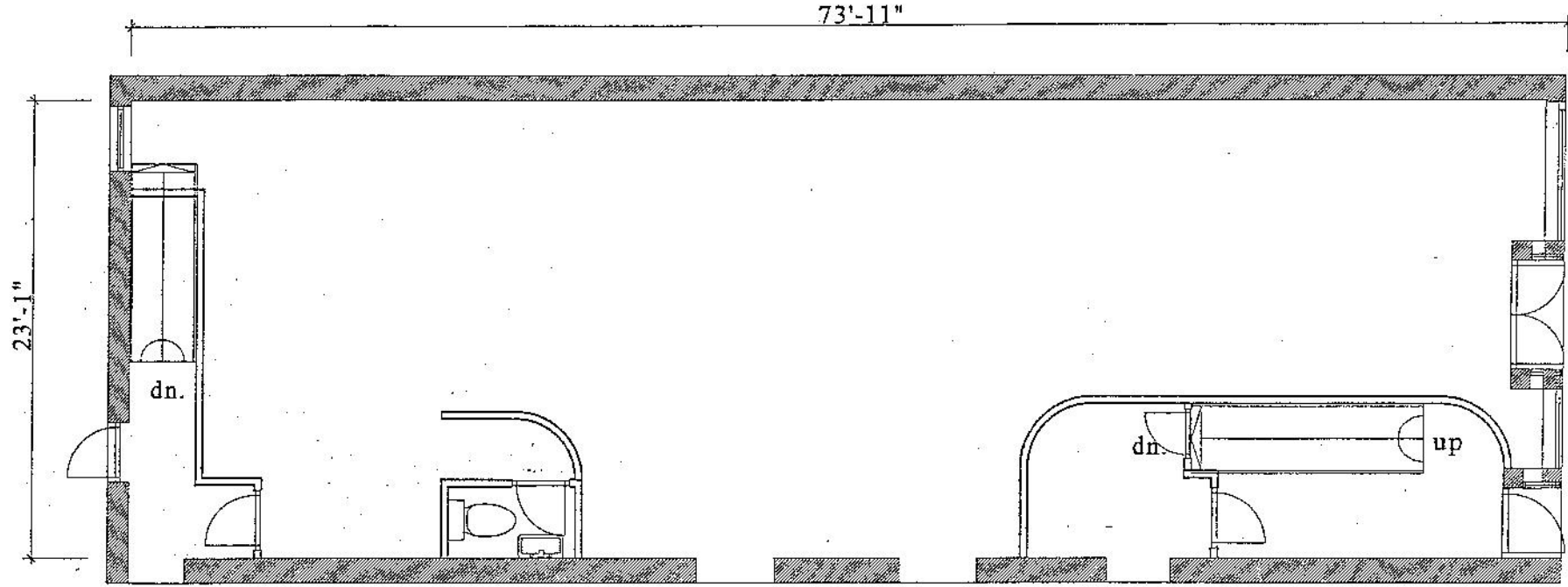


**Prepared by KEVIN P. GILLEN, Broker of Record
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE
40 Scollard St., Ste. 200, Toronto, ON M5R3S1
416-964-9441
5/11/2009 1:48:06 PM**

	1258 Yonge St	List: \$3,500 Gross Lease
	Toronto, Ontario M4T1W5 Dist: C02	Map: 115-19-N Lease
Dir/Cross St: Yonge / Summerhill	DOM: 3	Last Status: New
Taxes: \$0/2009/N/A	Commercial/Retail	Lease Term: 36/60
Retail	Freestanding: N	Holdover: 90
Possession: Immediate	Occup: Vacant	SPIS: N
Commercial Condo Fees:		Franchise:
MLS#: C1618650		
Seller: Brimstone Holdings Limited & William Switzer		
Contact After Exp: N		
PIN#:		
Total Area: 1,413 Sq Ft	Survey:	
Ofc/Apt Area:	Lot/Bldg/ Unit/Dim: 0X0 Feet Unit	
Indust Area:		Soil Test:
Retail Area: 1,413 Sq Ft	Lot Irreg:	Outside Storage:
Apx Age:	Crane:	Rail:
Volts:	Bay Size:	Basement:
Amps:	%Bldg:	Elevator:
Zoning: Commercial/Retail	Washrooms:	UFFI:
Truck Level:	Water: Municipal	Assessment:
Grade Level:	Water Supply:	Chattels:
Drive-In:	Sewers:	LLBO:
Double Man:	A/C: Y	Days Open:
Clear Height:	Utilities: N	Hours Open:
Sprinklers: Y	Garage Type: None	Employees:
Heat: Gas Forced Air Open	Park Spaces: #Trl Spc:	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:		
Remarks For Clients: Rare Opportunity To Lease Prime Retail / Showroom Space. Great Exposure On Yonge, Large Windows For Display And Washroom.		
Extras: Tenant Pays Own Utilites And T & O Escalator.		
Mortgage Comments:		
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9441 Fax: 416-964-7728		
40 Scollard St., Ste. 200, Toronto M5R3S1		
KEVIN P. GILLEN, Broker of Record 416-964-9460		
Contract Date: 5/8/2009	Condition:	Appts: 416-964-9460
Expiry Date: 7/28/2009	Cond Expiry:	Ad: Y
Last Update: 5/8/2009	CB Comm: 3.5% / 1.75 On Gross	Escape:
		Original \$: \$3,500

W. A. Switzer Limited
98 Avenue Road, Suite 201
Toronto ON M5R 2H3



1258 YONGE STREET, TORONTO
Ground Floor: 1413 sq. ft.