


**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  
 2/11/2009 9:24:44 AM**

	<b>12 Lawton Blvd</b>		<b>List: \$20 Sq Ft Gross</b>
	Toronto, Ontario M4V1Z4 Dist: C03		Map: 115-19-N Lease
Dir/Cross St: Yonge/Heath St. W		DOM: 8 Last Status: New Taxes: \$0/2009/N/A	
Office		Lease Term: 36/60	
Office		Freestanding: Y	Holdover: 45
		Occup: Vacant	SPIS: N
Possession: 05/01/2009/Tba		Franchise:	
<b>Commercial Condo Fees:</b>			
MLS#: C1552606 Seller: Destaron Property Management Contact After Exp: N PIN#:			
Total Area: 1,567 Sq Ft Ofc/Apt Area: 1,567 Sq Ft Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: R4A Z1.0 Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Gas Hot Water		Survey: Lot/Bldg/ Unit/Dim: 20X55 Feet Unit Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: Y Utilities: Y Garage Type: Public Park Spaces: #Trl Spc:	
		Soil Test: Outside Storage: Rail: Basement: Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:	
Bus/Bldg Name: Actual/Estimated:		For Year:	Financial Statement:
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:	
<b>Remarks For Clients:</b> Bright Lower Level Professional Office Space In Beautifully Renovated And Restored Commercial Mansion, Steps From Yonge And St. Clair. Drywalled Ceilings, Fireplace, Plantation Style Shutters, Kitchenette And Private Washroom.			
<b>Mortgage Comments:</b>			
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9460 Fax: 416-964-7728 40 Scollard St., Ste. 200, Toronto M5R3S1 KEVIN P. GILLEN, Broker of Record 416-879-9460			
Contract Date: 2/3/2009	Condition:	Apts:	
Expiry Date: 5/3/2009	Cond Expiry:	Ad: N	
Last Update: 2/11/2009	CB Comm: \$.80 P.S.F. Up To 5 Years	Escape:	
		Original \$: \$20	

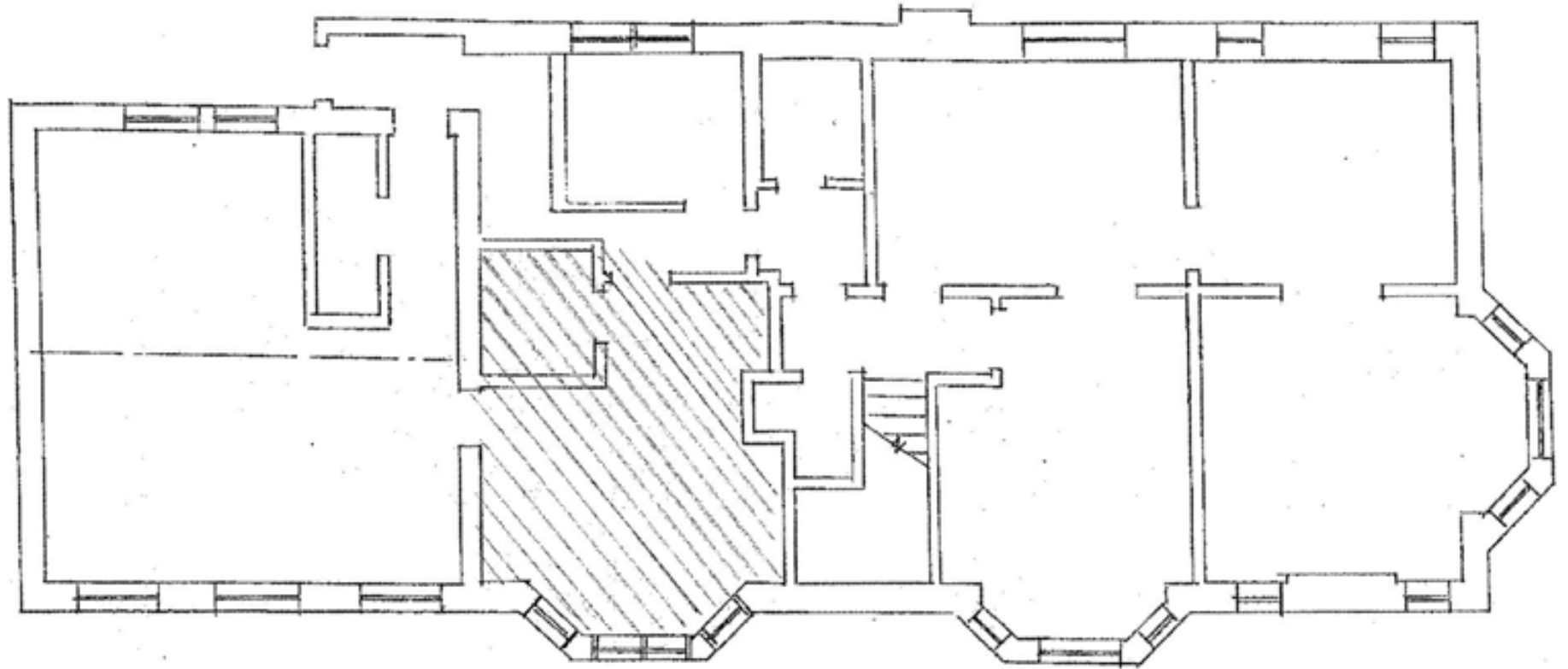












**BASEMENT FLOOR PLAN**

