

	<b>131 Avenue Rd 300</b>	<b>List: \$3,200 Gross Lease</b>
	<b>Toronto, Ontario M5R2H7</b> Toronto C02 Annex	Lease
<b>Dir/Cross St:</b> South Of Davenport	<b>DOM:</b> 5	<b>Last Status:</b> New
	<b>Taxes:</b> \$0/2013/N/A	
Commercial/Retail	<b>Lease Term:</b> 36/60	
Multi-Use	<b>Freestanding:</b> Y	<b>Holdover:</b> 45
	<b>Occup:</b> Tenant	<b>SPIS:</b> N 115-19-P
<b>Possession:</b> Sept 1, 2013	<b>Franchise:</b>	
<b>Commercial Condo Fees:</b>		

**MLS#:** C2661860      **Seller:** Vicarm Properties And Investment      **Contact After Exp:** N  
**PIN#:**

<b>Total Area:</b> 1,198 Sq Ft	<b>Survey:</b>	
<b>Ofc/Apt Area:</b> 1,198 Sq Ft	<b>Lot/Bldg/Unit/Dim:</b> 35X78 Feet Unit	
<b>Indust Area:</b>	<b>Lot Irreg:</b>	<b>Soil Test:</b>
<b>Retail Area:</b> 0 %	<b>Crane:</b>	<b>Outside Storage:</b>
<b>Apx Age:</b>	<b>Bay Size:</b>	<b>Rail:</b>
<b>Volts:</b>	<b>%Bldg:</b>	<b>Basement:</b> N
<b>Amps:</b>	<b>Washrooms:</b> 1	<b>Elevator:</b>
<b>Zoning:</b> Crt2.0	<b>Water:</b> Municipal	<b>UFFI:</b>
<b>Truck Level:</b>	<b>Water Supply:</b>	<b>Assessment:</b>
<b>Grade Level:</b>	<b>Sewers:</b>	<b>Chattels:</b>
<b>Drive-In:</b>	<b>A/C:</b> Y	<b>LLBO:</b>
<b>Double Man:</b>	<b>Utilities:</b> A	<b>Days Open:</b>
<b>Clear Height:</b>	<b>Garage Type:</b> None	<b>Hours Open:</b>
<b>Sprinklers:</b> N	<b>Park Spaces:</b> 0 #Trl Spc:	<b>Employees:</b>
<b>Heat:</b> Elec Forced Air	<b>Energy Cert:</b>	<b>Seats:</b>
<b>Phys Hdcap-Equip:</b>	<b>Cert Level:</b>	
	<b>GreenPIS:</b>	

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

**Remarks For Clients:** Victorian Style Building Just South Of Avenue Rd And Davenport Rd. Live/Work 3rd Floor Walk Up - Open Concept 'Loft' Style Office / Studio Space. Sperate Entrance, Kitchen, Washroom, Gas Fireplace And spectacular 700 sq. ft. custom roof deck w ith city view .

**Extras:** Utilities Are Extra.

**Remarks for Brokerages:** 24 Hours Notice. Do Not Go Direct.

**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

<b>Contract Date:</b> 6/5/2013	<b>Condition:</b>	<b>Appts:</b> 416-964-9460
<b>Expiry Date:</b> 9/5/2013	<b>Cond Expiry:</b>	<b>Ad:</b> Y
<b>Last Update:</b> 6/10/2013	<b>CB Comm:</b> \$ .80 Psf Per Year Up To 5 Years.	<b>Escape:</b>
		<b>Original \$:</b> \$3,200



 **SEVEN  
GRAMS**  
EST. 1998

**ORCA**  
WATER FILTERS

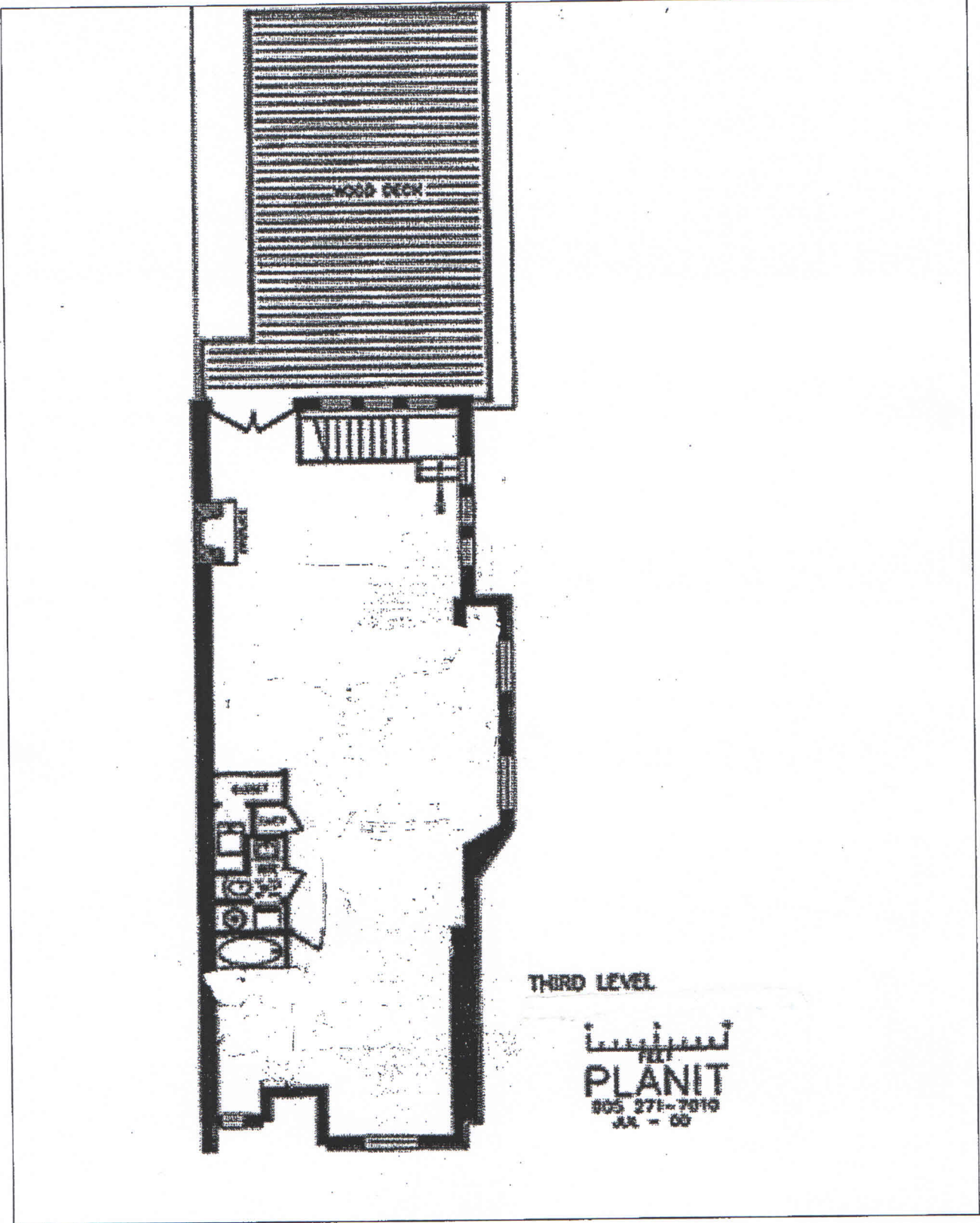
W 10th St











WOOD DECK

STAIRS

TOILET  
SINK  
SHOWER

THIRD LEVEL

0 1 2 3 4 5 6 7 8 9 10  
FEET  
**PLANIT**  
805 271-7010  
J.A. - 60