

For Sale



131 Avenue Road, Toronto

A beautifully renovated 3 storey commercial building strategically located in the Avenue Road/Davenport Road “Designers Walk” area, steps from Yorkville, enjoying exceptional profile and street presence.

- ◆ Total Renovation in 1985
- ◆ Elegant 2 level Main floor Retail/Showroom
- ◆ Bright luxuriously appointed executive offices on 2nd level
- ◆ Live/work with fireplace & 700 sq. ft. roof deck on 3rd level
- ◆ 3-car garage
- ◆ Parking for up to 8 cars
- ◆ Professionally Landscaped
- ◆ An ideal owner/user opportunity

Offered at \$ 1,995,000.00 CDN by:
K.P. Gillen & Co. Realty Ltd., Realtor
(416) 964-9460 e-mail: kevin@kpgillen.com

LOCATION:

131 Avenue Road is located at the north - east corner of Webster Avenue and Avenue Road, one block south of the intersection of Avenue Road and Davenport Road. It is approximately a 3-minute walk north of Yorkville Avenue. The subject is located amidst commercial office buildings, luxury residential condominiums and houses, upscale shops and restaurants and world-class hotels.

SITE:

Frontage:	23.75 Feet
Depth:	94.62 Feet
Site Area:	2247 Square Feet (approx.)

ZONING:

CRT2.0 C2.0 R2.0 **Maximum Height; 14 Metres**

IMPROVEMENTS:

G.F.A. – Approximately 6,300 square feet over 4 levels plus indoor garage area of approximately 700 sq. ft. (Please refer to attached floor plans.)

HISTORY:

Originally built in the late 1800's as a residence, the property was purchased by the present owner in 1985. An extensive renovation was completed late that year and a three-storey addition was added extending the first and second floors and providing three single car garages at grade. Improvements include all H.V.A.C., plumbing systems, wiring, window systems, fire safety and quality interior finishes throughout.

LEASE SUMMARY:

First Front:	Hermitage \$57,600.00 gross p.a. to 31/12/2010
First Rear/ Second Rear:	Available to new owner (\$48,000.00 potential gross p.a.)
Second Front:	Available to new owner (\$28,800.00 gross p.a.)
Third:	Available to new owner Luxury Residence leased \$38,400.00 p.a. month to month
Total Potential Income:	\$172,800.00

2006 OPERATING EXPENSES:

Realty Taxes:	\$31,000	Net potential operating income: \$118,556.00
Hydro:	\$12,000	
Gas:	\$6,000	
Insurance:	\$2,244	
Repairs/Maint:	\$3,000	
Total:	\$54,244	

*The information detailed herein has been provided by the Vendor and is deemed to be correct.
K. P. Gillen & Co. Realty Ltd. assumes no responsibility for the accuracy of the information contained herein.*

131 AVENUE ROAD

Gross Operating Income

Annual

1st Floor - front	\$	57,600.00	Royal Hermitage Inc. 01/01, 2006 - 12
1st Floor - back	\$	19,200.00	Currently available at \$1,600.00 mthly
2nd Floor - front	\$	28,800.00	Sable Rosenfelt Ltd.
2nd Floor - back	\$	19,200.00	owner occupied
3rd Floor	\$	30,000.00	owner occupied
TOTAL	\$	154,800.00	

2005 Realty Tax \$ 31,000.00

Expenses

Year 2005

Hydro		\$12,000
Repair & Maintenance	\$	1,000.00
HVAC	\$	701.00
Fire Protection	\$	160.50
Water & Sewer	\$	321.00
Bank Charges	\$	150.00
Accounting	\$	200.00
Insurance	\$	2,244.00
Gas	\$	6,000.00
TOTAL EXPENSES	\$	53,776.50

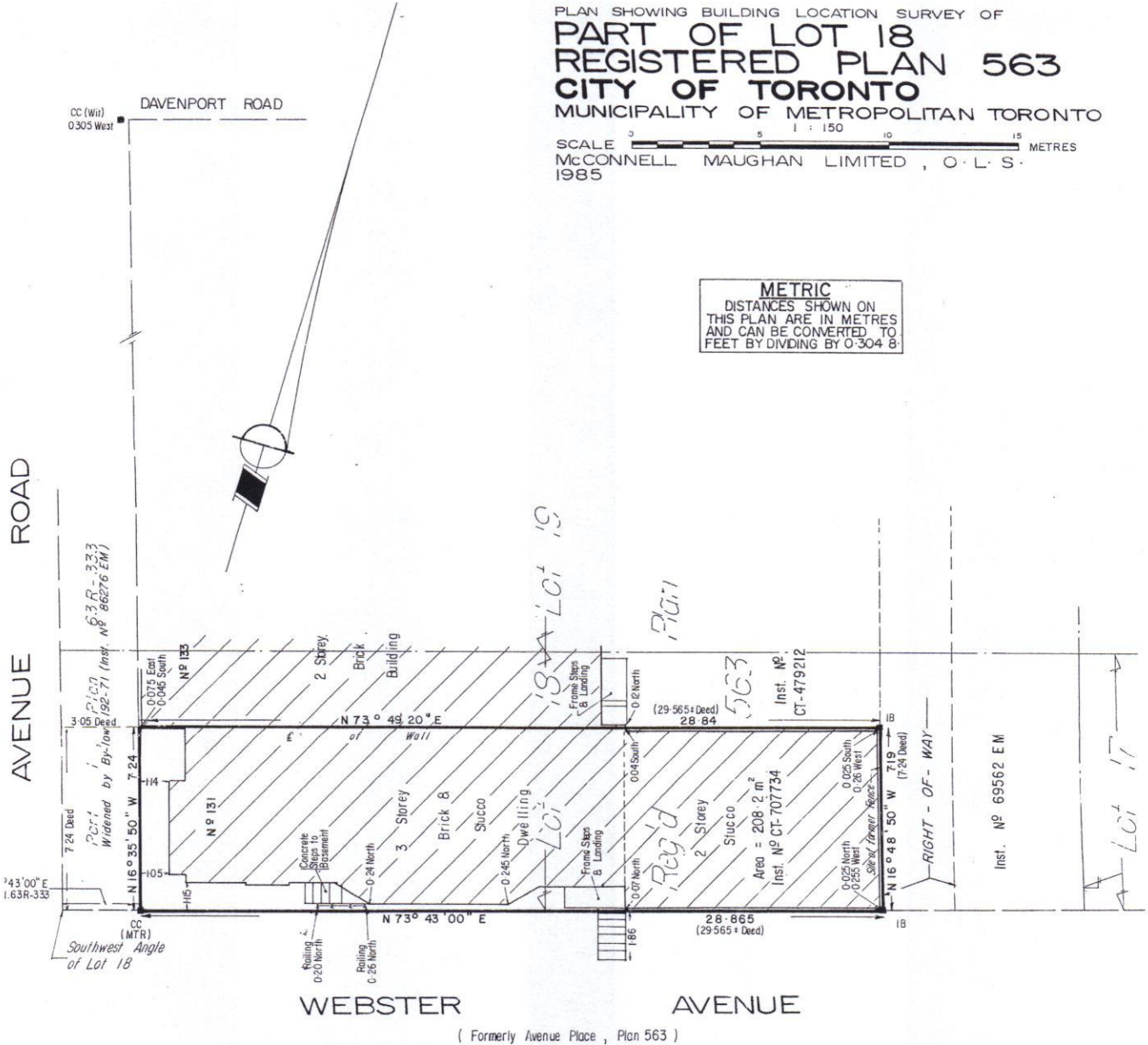
Potential NET Operating Income

\$ 101,023.50

PLAN SHOWING BUILDING LOCATION SURVEY OF
PART OF LOT 18
REGISTERED PLAN 563
CITY OF TORONTO
 MUNICIPALITY OF METROPOLITAN TORONTO

SCALE  METRES
 McCONNELL MAUGHAN LIMITED, O.L.S.
 1985

METRIC
 DISTANCES SHOWN ON
 THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO
 FEET BY DIVIDING BY 0.304 8



WEBSTER AVENUE
 (Formerly Avenue Place, Plan 563)

NOTES

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE
 EASTERLY LIMIT OF AVENUE ROAD, ASSUMED TO HAVE A BEARING OF
 N 16° 35' 50" W IN ACCORDANCE WITH REFERENCE PLAN 63R-333

- IB DENOTES IRON BAR (1.6 cm. sq x 61 cm. long)
- CC " CUT CROSS
- WIT " WITNESS
- MTR " METROPOLITAN TORONTO ROADS AND TRAFFIC DEPARTMENT

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
 THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON
 7th DAY OF OCTOBER, 1985.

DATE: OCTOBER 9th, 1985.

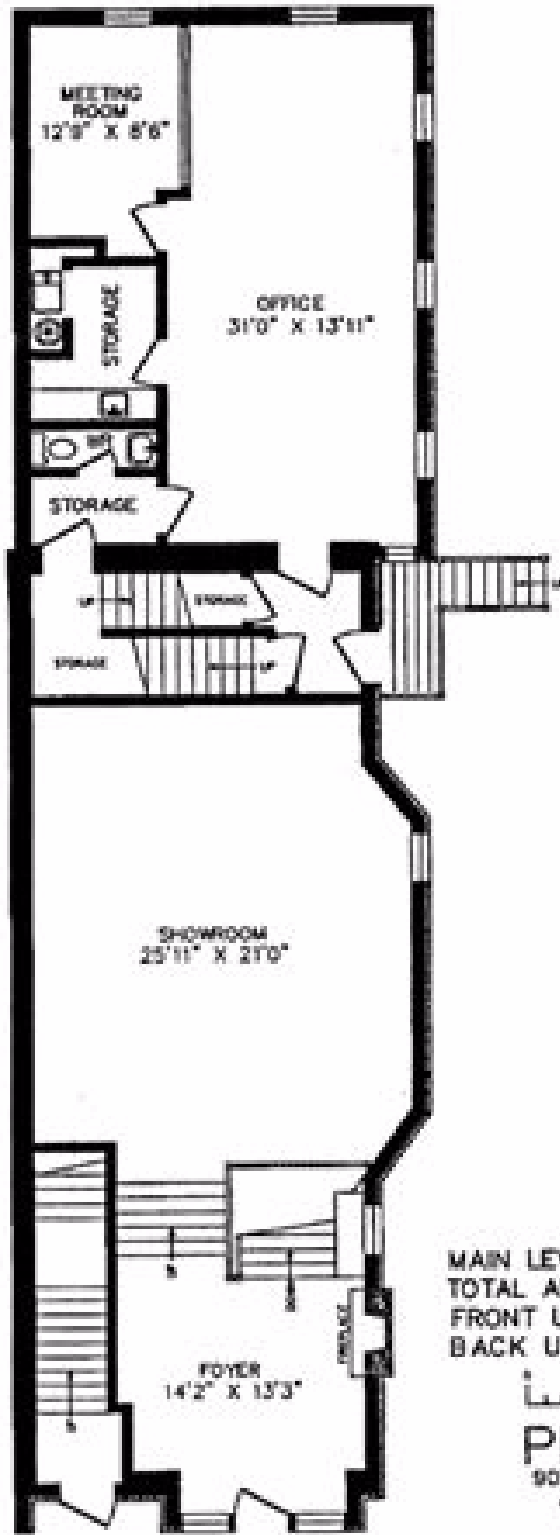

 W. DENNIS FISHER
 Ontario Land Surveyor

McCONNELL, MAUGHAN LIM
 ONTARIO LAND SURVEYING CONSULTING ENGINEERS
 417 QUEENS QUAY WEST, TORONTO M5V-1A2 3G

TORONTO CARVILLE

PROJECT N° 3188 PLAN N° 3827

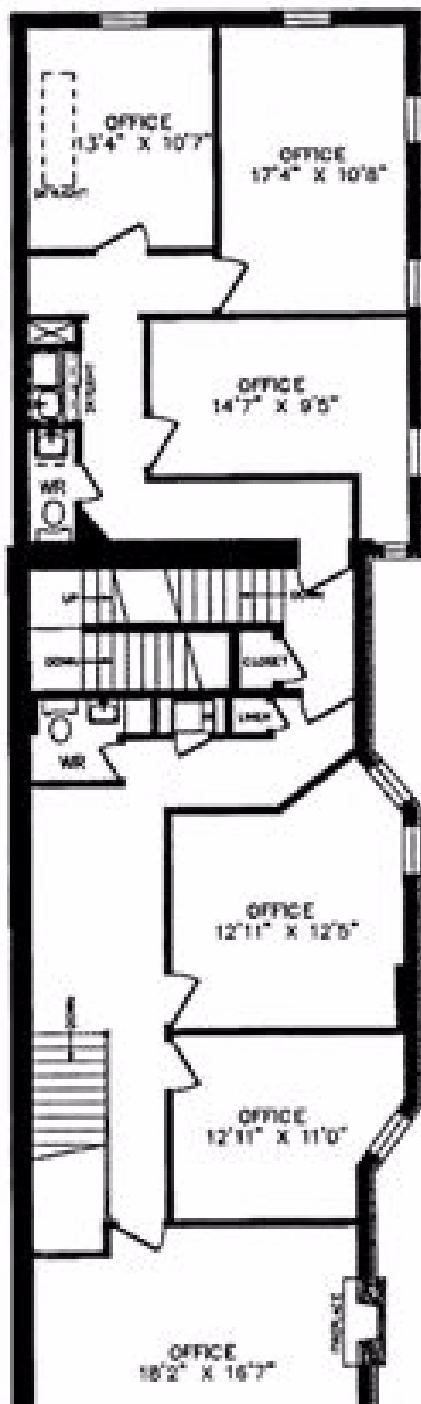
131 AVENUE ROAD



MAIN LEVEL
TOTAL AREA: 1958 SQ.FT.
FRONT UNIT: 910 SQ.FT.
BACK UNIT: 748 SQ.FT.

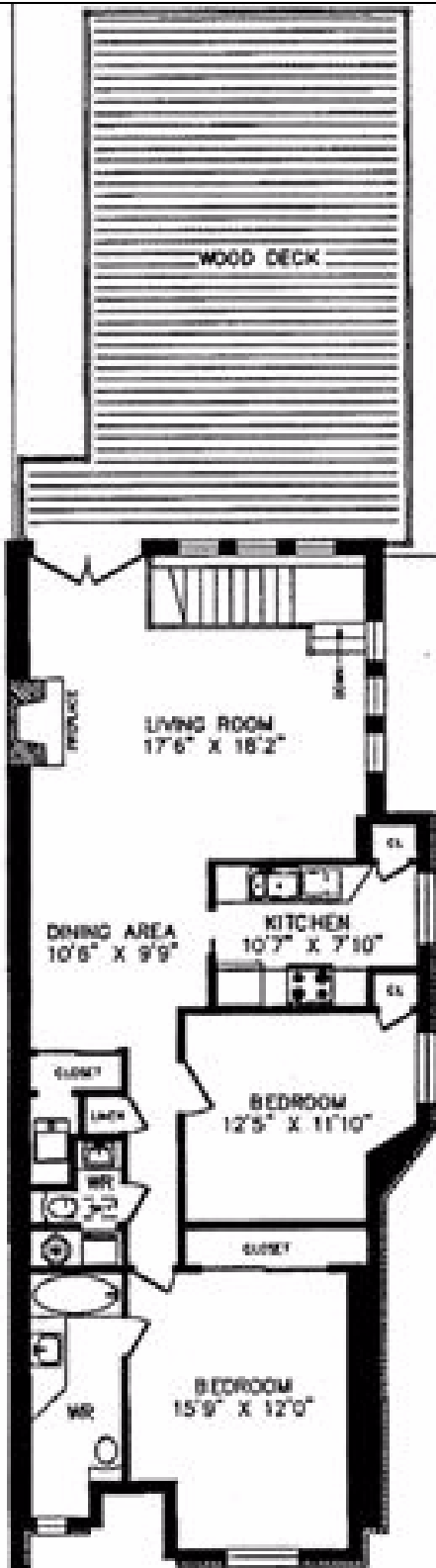
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131 AVENUE ROAD



SECOND LEVEL
TOTAL AREA: 1958 SQ.F



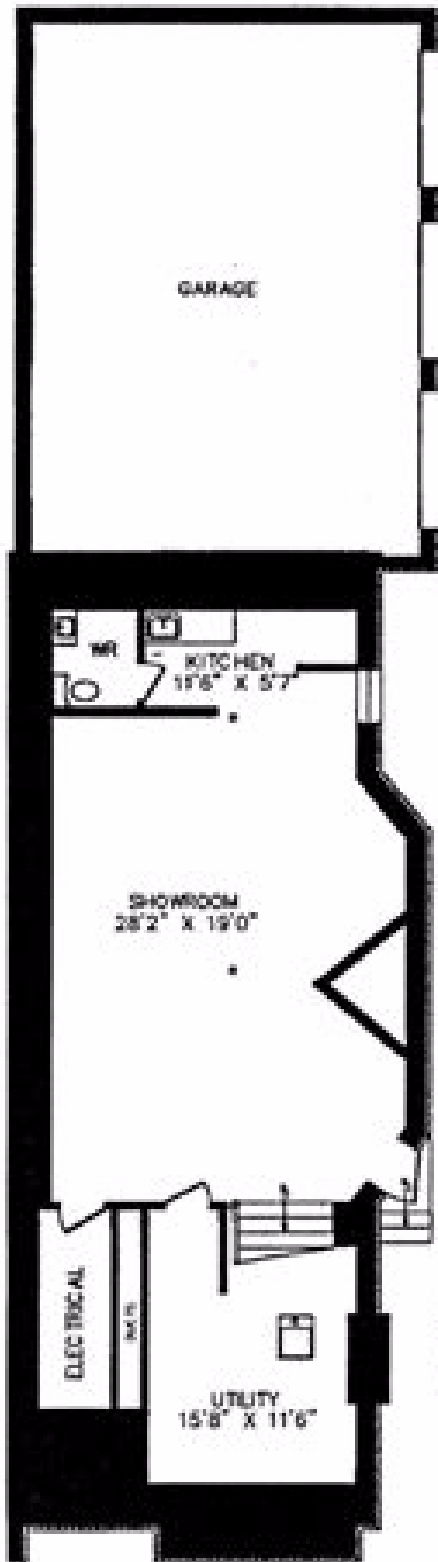


THIRD LEVEL
 TOTAL AREA: 1194 SQ.FT.



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131 AVENUE ROAD



LOWER LEVEL
TOTAL AREA: 1210 SQ.FT.
UNIT: 810 SQ.FT.

1 2 3 4 5 6 7 8 9 10
FEET
PLANIT
905 271-7010
JUL - 00