

	133 Avenue Rd Toronto, Ontario M5R2H7 Dist: C02		List: \$1,500 Month Lease
	Map: 115-19-P Dir/Cross St: Avenue / Davenport	DOM: 4 Last Status: New Taxes: \$0/2010/Annual	
Office Office		Freestanding: N Occup: Tenant	Lease Term: 12/60 Holdover: 30 SPIS: N Franchise:
Possession: Immediate Commercial Condo Fees:			
MLS#: C1940971 Seller: Mission Systems Development Corp. Contact After Exp: N PIN#:			
Total Area: 1,000 Sq Ft Ofc/Apt Area: 1,000 Sq Ft Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: Cr. T2.0 C1.0 R2.0 Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Gas Forced Air Open	Survey: Lot/Bldg/ Unit/Dim: 0X0 Feet Building Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: Y Utilities: Y Garage Type: None Park Spaces: 1 #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: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	Gross Inc/Sales: - Vacancy Allow: - Operating Exp: = Net Income B4 Debt:	Est Value Inv At Cost: Com Area Upcharge: Percentage Rent:
Remarks For Clients: Located Just South Of 'Ave And Dav' And 5 Minute Walk To Yorkville. 2nd Floor Office Space Sublease Till August 31, 2011-- 1000 Sqft, 3 Offices, 1 Parking And Washroom. Landlord Will Consider Direct 5 Year Lease. Remarks for Brokerages: Appointments Only During Business Hours Monday To Friday			
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: 8/20/2010 Expiry Date: 10/19/2010 Last Update: 8/23/2010	Condition: Cond Expiry: CB Comm: 1/2 Month's Rental	Appts: 416-964-9460 Ad: Y Escape: Original \$: \$1,500	

