

For Sale



133 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 throughout
- ◆ 1100 sq ft Main floor
Retail/Showroom
- ◆ Bright luxuriously appointed executive offices on 2nd & 3rd level
- ◆ Parking for up to 5 cars
- ◆ zoning permits both commercial and residential uses
- ◆ An ideal owner/user opportunity

Offered at \$ 1,250,000.00 CDN by:
K.P. Gillen & Co. Realty Ltd., Realtor
(416) 964-9460 e-mail: kevin@kpgillen.com

LOCATION:

133 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 3100 square feet over 3 levels plus full basement. (Please refer to attached floor plans.)

HISTORY:

Originally built in the late 1800's as a residence, an extensive renovation was completed in late 1980's converting the building to 100% commercial use. Improvements include all H.V.A.C., plumbing systems, wiring, window systems, fire safety and quality interior finishes throughout.

2006 OPERATING EXPENSES:

Realty Taxes:	\$ 18,720
Hydro:	\$3,000
Gas:	\$3,000
Insurance:	\$1,544
Repairs/Maintenance:	\$1,200

NOTE: Current tenant vacates as of February 1st,2007,
Annual income is \$74,400.00 per annum gross.

*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.*

133 Avenue Rd.



Main Floor Front



Main Floor Gallery (wide view)



Gallery Back



2nd Floor Office



2nd Floor Office 2



Parking