

For Sale



13 Hazelton Avenue, Toronto

Strategically located within the first block north of Yorkville Avenue, this handsome detached 4 level commercial/residential building enjoys exceptional street presence and is only steps from the best shopping, gourmet dining and fine hotels that Toronto has to offer.

- ◆ Renovations in 1989 included new heating/air conditioning, electrical wiring, & bathrooms
- ◆ Elegant Main floor Office/Showroom with open fireplace
- ◆ Luxuriously appointed executive office/residence on 2nd/3rd level
- ◆ 3 car parking at rear
- ◆ Approved plans to construct 2500+/- addition included in purchase price.
- ◆ An ideal owner/user opportunity .

Offered at \$ 1,150,000.00 CDN by:
K.P. Gillen & Co. Realty Ltd., Realtor
(416) 964-9460 e-mail: kevin@kpgillen.com

LOCATION:

13 Hazelton Avenue is located on the east side of Hazelton Avenue mid block between Scollard Street and Yorkville Avenue. Parking for 3 cars is provided at the rear of the property accessed by a laneway that runs south from Scollard Street. The subject is located amidst commercial office buildings, luxury residential condominiums and houses, upscale shops and restaurants and world-class hotels.

SITE:

Frontage: 20.83 Feet
Depth: 100.00 Feet
Site Area: 2083.00 Square Feet (approx.)

ZONING:

CR T1.5 C1.5 R1.5 Maximum Height; 12 Metres

IMPROVEMENTS:

G.F.A. – Approximately 3,000 square feet over 4 levels.

HISTORY:

Originally built in the late 1800's as a residence, the present owner has occupied the property since 1992, shortly after the previous owner had completed an extensive renovation. Improvements include all H.V.A.C., plumbing systems, wiring, most window systems; fire safety along with quality interior finishes throughout. The current owner has been granted permission by the City of Toronto to construct a three-storey extension at the rear of the property that would be similar in size and design to the extension at the rear of 15 Hazelton Avenue.

POSSESSION: May 1st, 2002 or to be arranged.

OPERATING EXPENSES:

2001 Realty Taxes:	\$ 8,900.00	Current Assessed Value: commercial: \$680,000
Water & Sewer:	\$ 217.22	
Hydro/ Gas:	\$ 3,500.00	
Insurance:	\$ 1,100.00	

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.