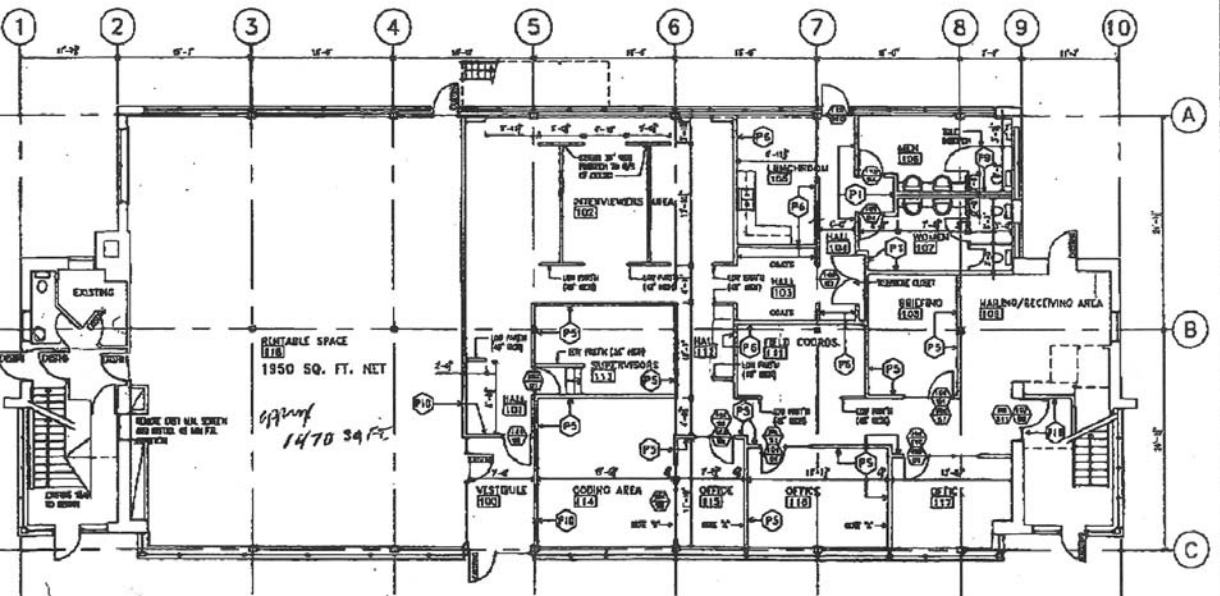
	147 Davenport Rd main		List: \$29 Sq Ft Gross
	Toronto, Ontario M5R1J1 Dist: C02		Map: 115-19-P Lease
Dir/Cross St: Hazelton & Davenport		DOM: 5 Last Status: New	
Taxes: \$0/2005/N/A		Commercial/Retail Lease Term: 60/120	
Retail Freestanding: Y		Holdover: 120	
Office Occup: Vacant		SPIS:	
Possession: October 1/05		Franchise:	
MLS#: C760304 Seller: Burak Jacobson Research Partners Inc			
PIN#:			
Total Area: 1,500 Sq Ft		Survey:	
Ofc/Apt Area:		Lot/Bldg/ Unit/Dim: 0X0 Feet Lot	
Indust Area:		Lot Irreg:	
Retail Area: 1,500 Sq Ft		Crane:	
Apx Age:		Bay Size:	
Volts:		%Bldg:	
Amps:		Washrooms:	
Zoning: commercial/retai		Water: Municipal	
Truck Level:		Water Supply:	
Grade Level:		Sewers:	
Drive-In:		A/C: Y	
Double Man:		Utilities: Y	
Clear Height:		Garage Type: None	
Sprinklers: Y		Park Spaces:	
Heat: Gas Forced Air Open		Soil Test:	
		Outside Storage:	
		Rail:	
		Basement:	
		Elevator:	
		UFFI:	
		Assessment:	
		Chattels:	
		LLBO:	
		Days Open:	
		Hours Open:	
		Employees:	
		Seats:	
Bus/Bldg Name:		For Year:	
Actual/Estimated:		Financial Statement:	
Taxes:		Gross Inc/Sales:	
Heat:		- Vacancy Allow:	
Insur:		- Operating Exp:	
Mgmt:		= Net Income B4 Debt:	
Maint:		Est Value Inv At Cost:	
		Com Area Upcharge:	
		Percentage Rent:	
Main Floor 1500 sq. ft of retail/studio or office space. A 5 min walk to the Yonge & Rosedale subway or to Bay & Bloor.			
Hydro is extra			
Showings thru our office only, pls do not go direct.			
Mortgage		Other Encumbrances	
Amt:	Int%:	Amt:	Int%
Payment:	Incl:	Payment:	Incl:
Freq:	Maturity Date:	Freq:	Maturity Date:
Lender:		Lender:	
GILLEN, K.P., & CO. REALTY LIMITED, BROKER 416-964-9460 Fax: 416-964-7728			
KEVIN P. GILLEN, Principal Broker 416-964-9441			
Contract Date: 9/16/2005		Condition:	
Expiry Date: 12/15/2005		Cond Expiry:	
Last Update: 9/21/2005		CB Comm: 3.5% / 1.5% on gross	
		Appts: thru office	
		Ad: Y	
		Escape:	
		Original \$: \$29	



FIRST FLOOR PLAN