



**152 Davenport Rd 2** **List: \$1,500 Gross Lease**  
**Toronto, Ontario** **Map: 115-19-P** **Lease**  
**M5R1J2 Dist: C02**  
**Dir/Cross St: Avenue Rd/Davenport** **DOM: 6** **Last Status: New**  
**Taxes: \$7/2004/T. & O.**

**Office Office** **Lease Term: 12/60**  
**Mixed 2+ Cat** **Freestanding: Y** **Holdover: 120**  
**Mixed Complex** **Occup: Vacant** **SPIS: N**  
**Possession: Immediate** **Franchise:**

**MLS#: C561377** **Seller: Silvija Natalia Biberger**  
**PIN#:**

**Total Area:** 1,500 Sq Ft  
**Ofc/Apt Area:** 1,500 Sq Ft  
**Indust Area:**  
**Retail Area:** Sq Ft  
**Apx Age:**  
**Volts:**  
**Amps:**  
**Zoning:** Apt/Office  
**Truck Level:**  
**Grade Level:**  
**Drive-In:**  
**Double Man:**  
**Clear Height:**  
**Sprinklers:** N  
**Heat:** Gas Forced Air Clsd

**Survey:**  
**Lot/Bldg/** 25X100 Feet Lot  
**Unit/Dim:**  
**Lot Irreg:**  
**Crane:**  
**Bay Size:**  
**%Bldg:**  
**Washrooms:**  
**Water:** Municipal  
**Water Supply:**  
**Sewers:**  
**A/C:** Y  
**Utilities:** Y  
**Garage Type:** None  
**Park Spaces:**

**Soil Test:**  
**Outside Storage:**  
**Rail:**  
**Basement:**  
**Elevator:** None  
**UFFI:**  
**Assessment:**  
**Chattels:**  
**LLBO:**  
**Days Open:**  
**Hours Open:**  
**Employees:**  
**Seats:**

**Bus/Bldg Name:** **For Year:** **Financial Statement:**  
**Actual/Estimated:**  
**Taxes:** **Heat:** **Gross Inc/Sales:** **Est Value Inv At Cost:**  
**Insur:** **Hydro:** **- Vacancy Allow:** **Com Area Upcharge:**  
**Mgmt:** **Water:** **- Operating Exp:** **Percentage Rent:**  
**Maint:** **Other:** **= Net Income B4 Debt:**

In The Heart Of The Designer's Walk, East Of Avenue Rd Backing Onto Ramsden Park. Minutes From Subway Lines, Parking Is Available For \$ 100.00 Per Month.  
 Tenant Pays All Utilities And Insurance. T&O Is Escalated.

|                 |                       |                           |                       |
|-----------------|-----------------------|---------------------------|-----------------------|
| <b>Mortgage</b> |                       | <b>Other Encumbrances</b> |                       |
| <b>Amt:</b>     | <b>Int%:</b>          | <b>Amt:</b>               | <b>Int%:</b>          |
| <b>Payment:</b> | <b>Incl:</b>          | <b>Payment:</b>           | <b>Incl:</b>          |
| <b>Freq:</b>    | <b>Maturity Date:</b> | <b>Freq:</b>              | <b>Maturity Date:</b> |
| <b>Lender:</b>  |                       | <b>Lender:</b>            |                       |

GILLEN, K.P., & CO. REALTY LIMITED, BROKER 416-964-9460 Fax: 416-964-7728  
 KEVIN P. GILLEN, Principal Broker 416-964-9441

**Contract Date:** 10/22/2004 **Condition:** **Appts:** Thru Office  
**Expiry Date:** 12/31/2004 **Cond Expiry:** **Ad:** Y  
**Last Update:** 10/27/2004 **CB Comm:** 2 Months Gross Rental **Escape:**  
**Original \$:** \$1,500