



1578 Kingston Rd Main **List: \$1,575 Net Lease**
Toronto, Ontario **Map: 121 -28-R** **Sub-Lease**
M1N1S2 Dist: E06
Dir/Cross St: Warden **DOM: 1 Last Status: New**
Plan 1812 Lot 12 Lot 14 **Taxes: \$3,600/2004/Annual**

Commercial/Retail Office **Lease Term: 12/40**
Professional **Freestanding: Y** **Holdover: 120**
Office **Occup: Vacant** **SPIS: N**
Possession: January 1/05 **Franchise:**

MLS#: E594251 **Seller: Clayton Research Associates Limited**
PIN#:

Total Area: 1,200 Sq Ft Ofc/Apt Area: 1,200 Sq Ft Indust Area: Retail Area: 1,200 Sq Ft Apx Age: Volts: Amps: Zoning: Com/Retail Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: Y Heat: Gas Forced Air Closd	Survey: Lot/Bldg/ Unit/Dim: 78.33X120 Feet Lot Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: Y Utilities: Y Garage Type: Outside/Surface Park Spaces: 1	Soil Test: Outside Storage: Rail: Basement: Elevator: UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:
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Bus/Bldg Name:	For Year:	Financial Statement:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	- Vacancy Allow:
Mgmt:	Water:	- Operating Exp:
Maint:	Other:	= Net Income B4 Debt:
		Est Value Inv At Cost:
		Com Area Upcharge:
		Percentage Rent:

Rare Opportunity To Lease A Beautiful Office Space In This Building. Open Concept With Two Enclosed Offices, Plus Private W/C And Storage Room - One Car Parking Is Included In Rent.
 All Utilities Are Included. Tenant Only Pays Property Tax Of Approx. \$ 300.00 Monthly
 Lease To Run To March 31, 2008. Contact Our Office For All Showings.

Mortgage	Other Encumbrances
Amt:	Amt:
Int%:	Int%:
Payment:	Payment:
Incl:	Incl:
Freq:	Freq:
Maturity Date:	Maturity Date:
Lender:	Lender:

GILLEN, K.P., & CO. REALTY LIMITED, BROKER 416-964-9441 Fax: 416-964-7728
 KEVIN P. GILLEN, Principal Broker 46 -964-9460

Contract Date: 1/13/2005	Condition:	Appts: Thru Office
Expiry Date: 3/15/2005	Cond Expiry:	Ad: Y
Last Update: 1/14/2005	CB Comm: 3.5%/1.5%	Escape:
		Original \$: \$1,575