
For Sale



15 Lola Road, Toronto

A beautifully renovated 2-storey commercial/retail building strategically located steps from Yonge Street, in the dynamic Yonge/ Eglinton area.

- Elegant Main floor with Fireplace – Ideal Luxury Office, Retail/Showroom
- Bright open 2nd level with walk out to private deck
- Parking for up to 8 cars
- An ideal owner/user opportunity

Offered at **\$ 659,000.00 CDN**

by:

K.P. Gillen & Co. Realty Ltd., Realtor
(416) 964-9460 e-mail: kevin@kpgillen.com

LOCATION:

15 Lola Road is located approximately 200 feet west of Yonge Street on the south side of Lola Road, four blocks south of the intersection of Yonge Street and Eglinton Avenue. It is approximately a 3-minute walk to the Yonge/Eglinton Subway Station. The subject is located amidst commercial office buildings, residential houses, upscale shops and restaurants.

SITE:

Frontage:	29.58 Feet	(widens to 35.00 at rear)
Depth:	106.60 Feet	(average)
Site Area:	3498 Sq. Ft.	(approx.)

ZONING:

MCR T3.0 C2.0 R2.5 (allows total coverage of approximately 10,500 sq. ft. and a maximum building height of 16 metres)

LEGAL DESCRIPTION:

East Part Lots 18 & 19, Registered Plan 577, Toronto

IMPROVEMENTS:

G.F.A. – Approximately 1,840 square feet over 3 levels (Please refer to attached floor plans.)

HISTORY:

Originally built as a residence, the property was purchased by the present owner in 1984 for conversion. An extensive renovation was completed late that year plus a deck/carport was added. Recent improvements include H.V.A.C., plumbing systems, wiring, window systems and insulation, broadloom and quality interior finishes throughout.

2003 REALTY TAXES:

\$3,773.00 (Current assessed value \$614,000.00)

*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.*



15 Lola Rd
Toronto, Ontario
M5P1E5 Dist: C03 **Map: 115-19-L**
Dir/Cross St: Yonge/Eglinton **DOM:** 93 **Last Status:** Pc
Plan 577E Pt Lots 18 & 19 **Taxes:** \$3,773/2004/Annual

Office Commercial/Retail **Lease Term:**
Mixed 2+ Cat **Freestanding:** Y **Holdover:** 120
Mixed (2 Or More Uses) **Occup:** Vacant **SPIS:**
Possession: Immediate **Franchise:**

MLS#: C434551 **Seller:** Fnt Properties Limited & Nejimi Nazerali Sunderji
PIN#:

Total Area: 1,840 Sq Ft
Ofc/Apt Area: 1,840 Sq Ft
Indust Area:
Retail Area:
Apx Age:
Volts:
Amps:
Zoning: Mcr2 3.0 C2.0 R2
Truck Level:
Grade Level:
Drive-In:
Double Man:
Clear Height:
Sprinklers: N
Heat: Gas Forced Air Closd

Survey:
Lot/Bldg/ 29.58X106.6 Feet Lot
Unit/Dim:
Lot Irreg:
Crane:
Bay Size:
%Bldg:
Washrooms:
Water: Municipal
Water Supply:
Sewers:
A/C: Y
Utilities: Y
Garage Type: Outside/Surface
Park Spaces: 8

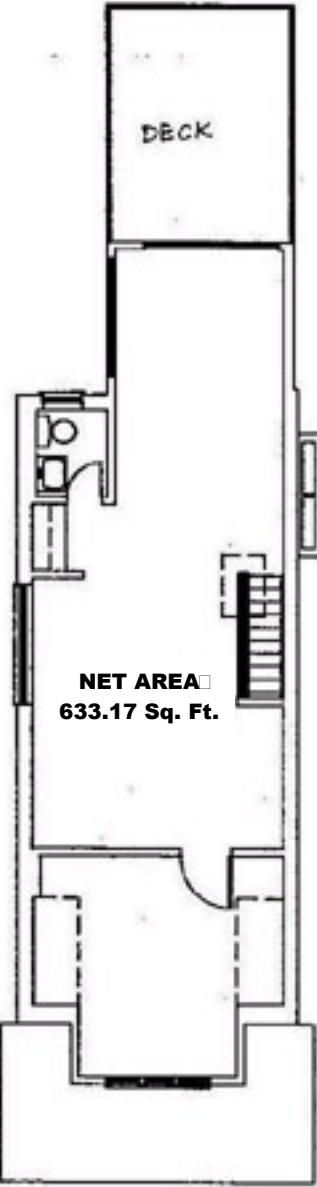
Soil Test:
Outside Storage:
Rail:
Basement:
Elevator: None
UFFI:
Assessment:
Chattels:
LLBO:
Days Open:
Hours Open:
Employees:
Seats:

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:**

Renovated Detached Two Storey Commercial/Retail Building With Excellent Parking Just West Of Yonge Street -Zoning Permits Mixed Use Building Of Up To 10,494 Sq Ft.
 New Broadloom Throughout, Reinsulated 2004, Recent Furnace And Air Conditioning.
 Easy Showing, Lock Box. Contact L.A. For Floor Plans And Feature Sheet And For Appointments.

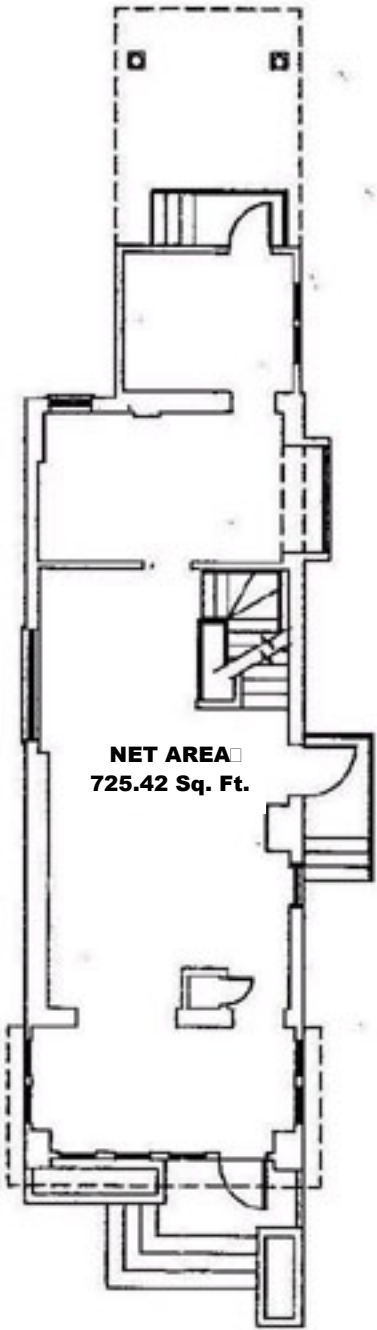
Mortgage			Other Encumbrances		
Amt:	\$0	Int%:	Amt:		Int%
Payment:		Incl:	Payment:		Incl:
Freq:		Maturity Date:	Freq:		Maturity Date:
Lender:			Lender:		

Contract Date: 4/12/2004 KEVIN P. GILLEN 416-964-9441 GILLEN, K.P., & CO. REALTY LIM
Expiry Date: 8/16/2004 416-964-9460 **Fax:** 416-964-7728
Last Update: 7/14/2004 **Original Price:** \$695,000 **Appts:**
Condition: **Ad:** Y
Cond Expiry: **Escape:** **CB Comm:** 2.5 % less adv costs



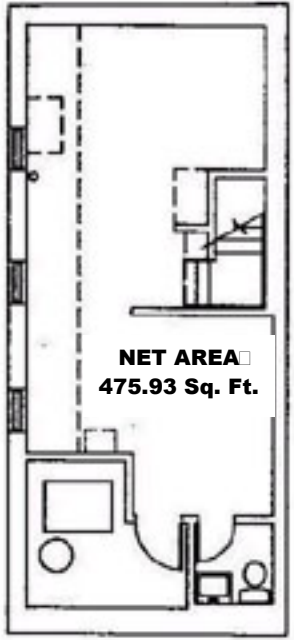
NET AREA □
633.17 Sq. Ft.

SECOND FLOOR PLAN



NET AREA □
725.42 Sq. Ft.

FIRST FLOOR PLAN



NET AREA □
475.93 Sq. Ft.

BASEMENT FLOOR PLAN