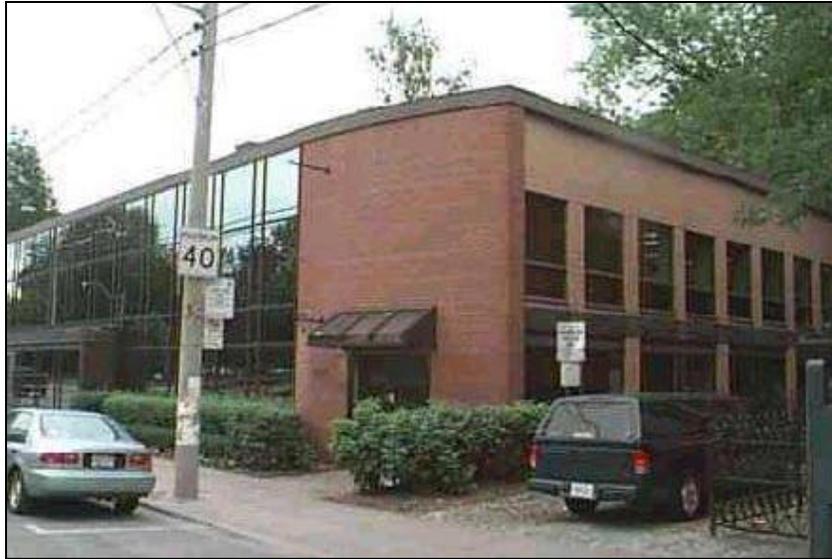


For Sale



167 / 169 Gerrard Street East Toronto, Ontario

A unique opportunity to acquire a prime 'downtown-east' 11,370 square foot renovated commercial office building that affords the flexibility of 4 separate rental suites within two distinct sections, each with its own municipal address.

- ◆ Minutes from the Yonge Street Corridor and subway system.
- ◆ Excellent corner exposure
- ◆ Potential for owner/occupier.
- ◆ Partial of total vacant possession possible if required
- ◆ Parking for up to 8 cars
- ◆ Executive offices look out on to Allen's Gardens
- ◆ Superior finishes throughout

Offered at \$ 839,000 CDN by:
K.P. Gillen & Co. Realty Ltd., Realtor
(416) 964-9460 e-mail: k.p.gillen@home.com

LOCATION:

167 / 169 Gerrard Street East is situated at the southwest corner of Gerrard Street East and Pembroke Street, directly opposite Allen's Gardens, between Jarvis Street and Sherbourne Street in downtown Toronto.

SITE AREA: 7,887 square feet (.181 acres)

Frontage: 115.00 Feet along Gerrard Street East

Depth : 68.00 Feet along Pembroke Street (approx.)

ZONING:

R3 Z1.0- allowing a wide range of residential and institutional uses and a total building area of no greater than 1xs lot area. The property is governed by a site-specific by-law permitting the use of the existing building for professional and administrative office use.

Height Limit - 12 meters

IMPROVEMENTS:

The building was extensively renovated in 1986 when the addition at the east side of the property was added.

Structure is concrete and steel framing on brick and concrete block foundation. The exterior is clad in red brick, glass panels, and metal clad trim with sealed thermal pane windows. The roof is a flat design incorporating skylights over both front entrance lobbies and is a steel deck finished with built up tar and gravel. Electrical systems are made up of four 100 amp 110/2200 volt and four 30 amp/600 volt individually metered electrical panels providing separately metered service for each component of the building. The floors are a concrete structure on all levels. Recent improvements include 2 new roof mounted HVAC units providing both heating and cooling to the building along with a complete retro fit of all office interiors.

BUILDING AREA:

11,370 Square Feet Total Rentable Sq. Ft.

167 Gerrard Street East : upper floor - 2,772 Rentable Sq. Ft.
lower floor - 2,802 Rentable Sq. Ft.

169 Gerrard Street East: upper floor - 2,840 Rentable Sq. Ft.
lower floor - 2,956 Rentable Sq. Ft

LEASE SUMMARY:

167 Gerrard Street East : Owner /Occupied

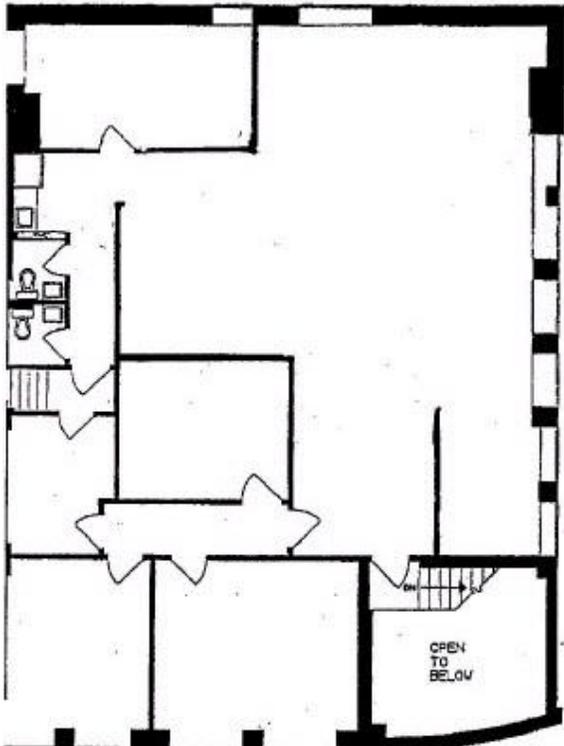
169 Gerrard Street East : Leased to Execore Inc. to 2002/12/31
at \$21,600 per annum plus utilities to 2001/12/31
then \$43,200 plus utilities to 2002/12/31 - includes 3 parking spaces – N.B. - lease contains 90 day termination clause.

2000 Realty Taxes:

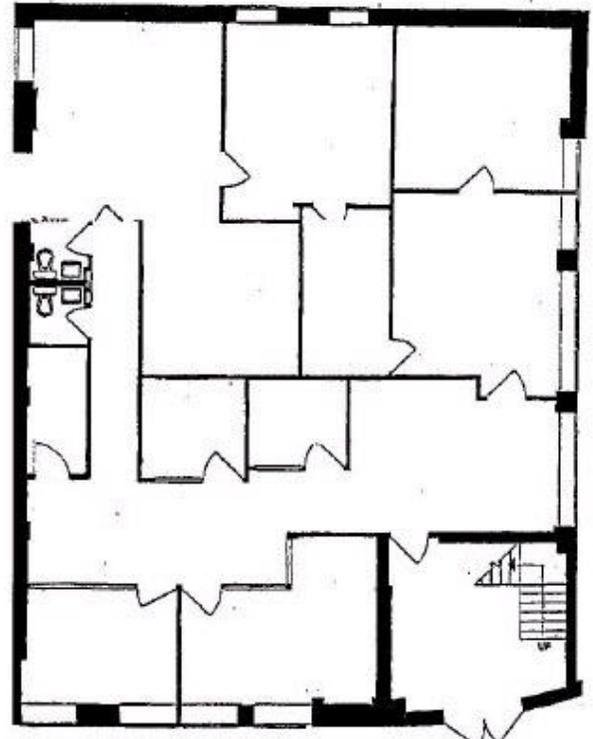
\$49,163.25

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.

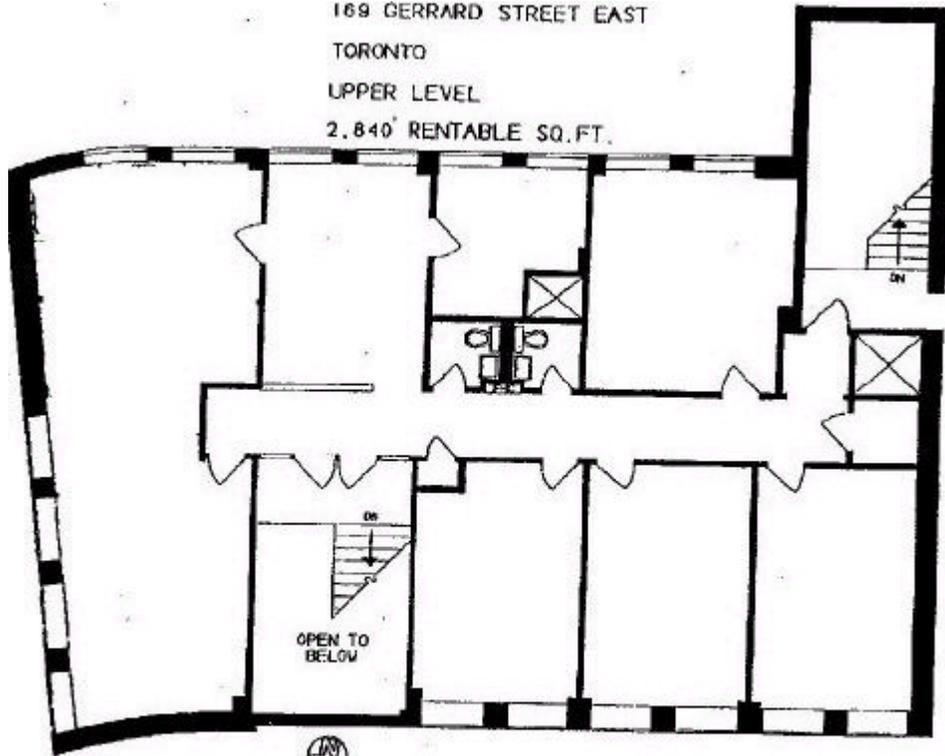
167 GERRARD STREET EAST
TORONTO
UPPER LEVEL
2,772 RENTABLE SQ.FT.



167 GERRARD STREET EAST
TORONTO
LOWER LEVEL
2,802 RENTABLE SQ.FT.

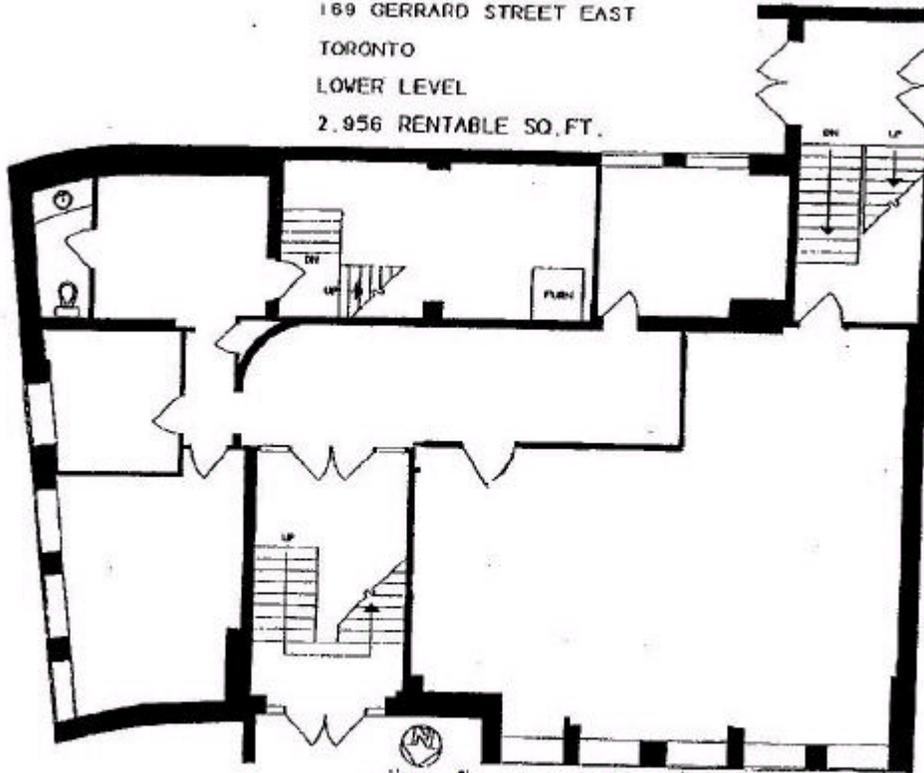


169 GERRARD STREET EAST
TORONTO
UPPER LEVEL
2,840' RENTABLE SQ. FT.



SCALE
MEASUREMENTS
TORONTO CENTRAL
416-360-8533
NOV. 15/86

189 GERRARD STREET EAST
TORONTO
LOWER LEVEL
2,956 RENTABLE SQ. FT.



SCALE
MEASUREMENTS
TORONTO CENTRAL
416-368-8529
NOV. 15/96