



168 Wicksteed Ave **List: \$2,000 Net Lease**
Toronto, Ontario **Map: 115-23-L** **Lease**
M4G2B6 Dist: C11
Dir/Cross St: Laird/Eglinton **DOM: 1 Last Status: New**
Plan 2510 Blk Pt 2 Rp 64R12712 Part 3 **Taxes: \$8,000/2003/Annual**

Industrial Office **Lease Term: 12/60**
Industrial **Freestanding: Y** **Holdover: 120**
Office **Occup: Vacant** **SPIS:**
Possession: Immediate **Franchise:**

MLS#: C381713 **Seller: Calenor Holdings Inc.**
PIN#:

Total Area: 2,400 Sq Ft	Survey: Y	Public Transit
Ofc/Apt Area: 400 Sq Ft	Lot/Bldg/Unit/Dim: 50X100 Feet Lot	Soil Test: N
Indust Area: 2,000 Sq Ft	Lot Irreg: Rail Easement	Outside Storage: N
Retail Area:	Crane: N	Rail: A
Apx Age: 31-50	Bay Size:	Basement: N
Volts:	%Bldg:	Elevator: None
Amps:	Washrooms: 1	UFFI: No
Zoning: M2	Water: Municipal	Assessment:
Truck Level: 0	Water Supply: Comm Well	Chattels:
Grade Level: 0	Sewers: San+Storm Avail	LLBO:
Drive-In: 1	A/C: Y	Days Open:
Double Man: 0	Utilities: Y	Hours Open:
Clear Height: 12' 0"	Garage Type: None	Employees:
Sprinklers: Y	Park Spaces: 2	Seats:
Heat: Gas Forced Air Clsd		

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:

Great Opportunity To Lease A Freestanding Industrial/Office Building Of 2400 Sqft And Includes Parking Spaces.

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

Contract Date: 1/12/2004 **KEVIN GILLEN P 416-964-9441** **GILLEN, K.P., & CO. REALTY LIM**
Expiry Date: 4/4/2004 **416-964-9460 Fax: 416-964-7728**
Last Update: 1/13/2004 **Original Price: \$2,000** **Appts:**
Condition: **Ad: Y**
Cond Expiry: **Escape:** **CB Comm: .60 Psf Per Year To Max 3 Yrs**