



**170 Wicksteed Ave** **List: \$309,900 For Sale**  
**Toronto, Ontario**  
**M4G2B6 Dist: C11** **Map: 115-23-L** Sale  
**Dir/Cross St:** Laird/Eglinton **DOM: 2** **Last Status: New**  
**Plan 2510 Part Bloc 2 Rr64R12712 Part 2** **Taxes: \$13,170/2003/Annual**

Land Industrial **Lease Term:**  
 Business + **Freestanding: Y** **Holdover: 120**  
 Land & Buildings **Occup: Vacant** **SPIS:**  
**Possession: Immediate** **Franchise:**

**MLS#: C450814** **Seller: 918165 Ontario Limited**  
**PIN#:**

<b>Total Area:</b> 0.14 Acres <b>Ofc/Apt Area:</b> 0 Sq Ft <b>Indust Area:</b> 0 Sq Ft <b>Retail Area:</b> <b>Apx Age:</b> New <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> M2 <b>Truck Level:</b> 0 <b>Grade Level:</b> 0 <b>Drive-In:</b> 0 <b>Double Man:</b> 0 <b>Clear Height:</b> 0' 0" <b>Sprinklers:</b> N <b>Heat:</b> None	<b>Survey:</b> Y <b>Lot/Bldg/Unit/Dim:</b> 59.69X104.71 Feet Lot <b>Lot Irreg:</b> Rail Line May Affect <b>Crane:</b> N <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> 0 <b>Water:</b> Municipal <b>Water Supply:</b> Comm Well <b>Sewers:</b> San+Storm Avail <b>A/C:</b> N <b>Utilities:</b> A <b>Garage Type:</b> None <b>Park Spaces:</b>	Public Transit <b>Soil Test:</b> N <b>Outside Storage:</b> N <b>Rail:</b> Y <b>Basement:</b> N <b>Elevator:</b> None <b>UFFI:</b> No <b>Assessment:</b> 518000,2002 <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b>
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<b>Bus/Bldg Name:</b>	<b>For Year:</b>	<b>Financial Statement:</b>
<b>Actual/Estimated:</b>		
<b>Taxes:</b>	<b>Heat:</b>	<b>Gross Inc/Sales:</b>
<b>Insur:</b>	<b>Hydro:</b>	<b>- Vacancy Allow:</b>
<b>Mgmt:</b>	<b>Water:</b>	<b>- Operating Exp:</b>
<b>Maint:</b>	<b>Other:</b>	<b>= Net Income B4 Debt:</b>
		<b>Est Value Inv At Cost:</b>
		<b>Com Area Upcharge:</b>
		<b>Percentage Rent:</b>

Unique Opportunity To Purchase A 6400 Sq Ft Industrial Building Lot In Leaside! Zoning Will Permit A Building Of 6000 Sq Ft On Two Levels. Existing Foundations Of Former Building Facilitate Fast Building Permit Approval - Contact Listing Agent For Details. Contact L.A. For Survey And Plans For 6000 Sq Ft Buiding.

<b>Mortgage</b>		<b>Other Encumbrances</b>	
<b>Amt:</b> \$0	<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>	

<b>Contract Date:</b> 5/03/2004	KEVIN GILLEN P 416-964-9441	GILLEN, K.P., & CO. REALTY LIM
<b>Expiry Date:</b> 8/15/2004		416-964-9460 <b>Fax:</b> 416-964-7728
<b>Last Update:</b> 5/4/2004	<b>Original Price:</b> \$309,900	<b>Appts:</b>
<b>Condition:</b>		<b>Ad:</b> Y
<b>Cond Expiry:</b>	<b>Escape:</b>	<b>CB Comm:</b> 2.5%