
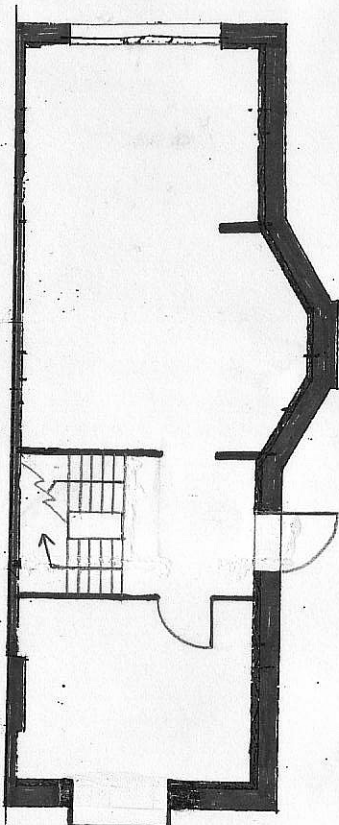


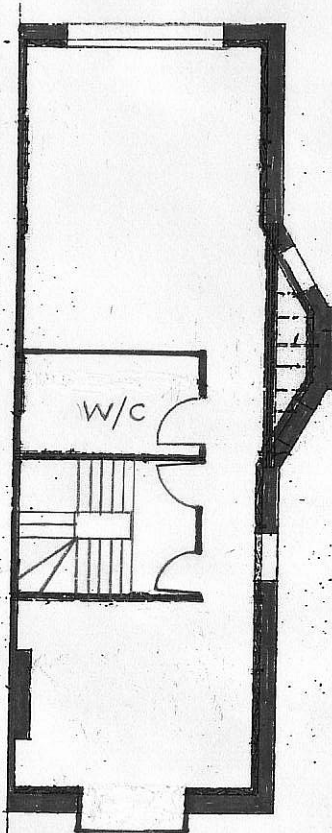
**Prepared by KEVIN P. GILLEN, Broker of Record
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE
40 Scollard St., Ste. 200, Toronto, ON M5R3S1
416-964-9441
11/24/2008 9:36:57 AM**

	172 Davenport Rd	List: \$5,500 Net Lease
	Toronto, Ontario M5R1J2 Dist: C02	Map: 115-19-P Sub-Lease
	Dir/Cross St: Hazelton/Avenue Rd	DOM: 2 Last Status: New Taxes: \$5.82/2008/T.& O.
Commercial/Retail		Lease Term: 12/60
Retail	Freestanding: Y	Holdover: 90
	Occup: Tenant	SPIS: N
Possession: Jan. 2009/Tba		Franchise:
Commercial Condo Fees:		
MLS#: C1516844 Seller: Odon Wagner Limited Contact After Exp: N		
PIN#:		
Total Area: 2,500 Sq Ft	Survey:	
Ofc/Apt Area:	Lot/Bldg/ Unit/Dim: 17X50 Feet Unit	
Indust Area:	Lot Irreg:	Soil Test:
Retail Area: 2,500 Sq Ft	Crane:	Outside Storage:
Apx Age:	Bay Size:	Rail:
Volts:	%Bldg:	Basement:
Amps:	Washrooms:	Elevator:
Zoning: Commercail Retail	Water: Municipal	UFFI:
Truck Level:	Water Supply:	Assessment:
Grade Level:	Sewers:	Chattels:
Drive-In:	A/C: Y	LLBO:
Double Man:	Utilities: Y	Days Open:
Clear Height:	Garage Type: Outside/Surface	Hours Open:
Sprinklers: N	Park Spaces: 2 #Trl Spc:	Employees:
Heat: Gas Forced Air Clsd		Seats:
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:		
Remarks For Clients: Unique Opportunity To Lease A Totally Renovated Semi-Detached House And Commercial Building Overlooking Ramsden Park. The Building Is Located Along The Prime North Side Of Davenport Rd At The Top Of Hazelton Avenue And Just East Of Avenue Road. Loads Of Natural Light, 2.5 Levels Plus Full Basement With Walk-Out. This Is A One Year Sublease However Longer Lease Terms Can Be Negotiated With The Landlord.		
Extras: Beautiful Blonde Hardwood Throughout, Floor To Ceiling Windows Front And Back, 2 parking spaces and stunning Views To The North Over The Park.		
Remarks for Brokerages: Contact La For Copy Of The Master Lease To Form Part Of All Offers. Do Not Go Direct!		
Mortgage Comments:		
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9460 Fax: 416-964-7728 40 Scollard St., Ste. 200, Toronto M5R3S1 KEVIN P. GILLEN, Broker of Record 416-879-9460		
Contract Date: 11/22/2008	Condition:	Appts:
Expiry Date: 1/22/2009	Cond Expiry:	Ad: N
Last Update: 11/24/2008	CB Comm: 3.5% On Net For Yr 1- Tba For Yrs 2-5	Escape:
		Original \$: \$5,500

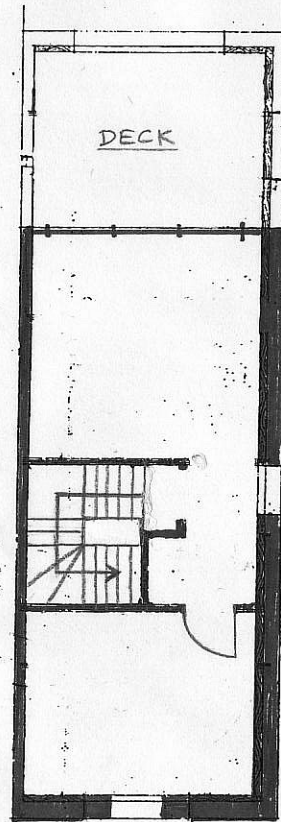
172 DAVENPORT ROAD



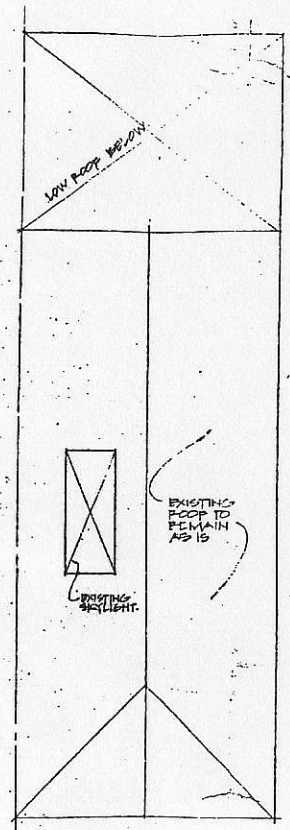
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF

+ BASEMENT