

	<b>174 Bedford Rd LI</b> <b>Toronto, Ontario M5R2K9</b> Toronto C02 Annex <b>Dir/Cross St:</b> Davenport/ Avenue Road	<b>List: \$22.77 Sq Ft Gross</b> Lease <b>DOM: 27 Last Status: PC</b> <b>Taxes: \$13.77/2011/T.&amp; O.</b>
	<b>Office</b> <b>Office</b>	<b>Freestanding: N</b> <b>Occup:</b> Vacant
<b>Possession:</b> Vacant <b>Commercial Condo Fees:</b>		
<b>MLS#: C2237027</b> <b>Seller:</b> Jbwright Holdings Ltd. <b>Contact After Exp:</b> N <b>PIN#:</b>		
<b>Total Area:</b> 1,557 Sq Ft <b>Ofc/Apt Area:</b> 1,557 Sq Ft <b>Indust Area:</b> <b>Retail Area:</b> <b>Apx Age:</b> <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> Commercial Office Showroom <b>Truck Level:</b> <b>Grade Level:</b> <b>Drive-In:</b> <b>Double Man:</b> <b>Clear Height:</b> <b>Sprinklers:</b> N <b>Heat:</b> Gas Forced Air Open <b>Phys Hdcap-Equip:</b>	<b>Survey:</b> <b>Lot/Bldg/ Unit/Dim:</b> 0X0 Feet Lot <b>Lot Irreg:</b> <b>Crane:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewers:</b> <b>A/C:</b> Y <b>Utilities:</b> Y <b>Garage Type:</b> Outside/Surface <b>Park Spaces:</b> #Trl Spc: <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b>	<b>Soil Test:</b> <b>Outside Storage:</b> <b>Rail:</b> <b>Basement:</b> <b>Elevator:</b> None <b>UFFI:</b> <b>Assessment:</b> <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b>
<b>Bus/Bldg Name:</b> <b>Actual/Estimated:</b> <b>Taxes:</b> <b>Insur:</b> <b>Mgmt:</b> <b>Maint:</b>	<b>Heat:</b> <b>Hydro:</b> <b>Water:</b> <b>Other:</b>	<b>For Year:</b> <b>Financial Statement:</b> <b>Gross Inc/Sales:</b> <b>- Vacancy Allow:</b> <b>- Operating Exp:</b> <b>= Net Income B4 Debt:</b>
<b>Est Value Inv At Cost:</b> <b>Com Area Upcharge:</b> <b>Percentage Rent:</b>		
<b>Remarks For Clients:</b> 1200 Sqft Lower Level Space In A Beautiful Victorian 'House Form' Building. 3 Offices, Kitchnette And Bathroom. Parking Available For Rent Across The Street. <b>Remarks for Brokerages:</b> All Appointments Through La - Do Not Go Direct.		
<b>Mortgage Comments:</b>		
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9441 Fax: 416-964-7728 40 Scollard St., Ste. 200, Toronto M5R3S1 KEVIN P. GILLEN, Broker of Record 416-964-9460		
<b>Contract Date:</b> 11/4/2011 <b>Expiry Date:</b> 1/6/2012 <b>Last Update:</b> 12/1/2011	<b>Condition:</b> <b>Cond Expiry:</b> <b>CB Comm:</b> \$1.00 Per Sqft Per Year Up To 5 Years	<b>Appts:</b> 416-964-9460 <b>Ad:</b> Y <b>Escape:</b> <b>Original \$:</b> \$22.50

