

For Sale



174 / 176 BEDFORD ROAD Toronto, Ontario

A unique opportunity to acquire a prime 'Midtown' 8,465 square foot commercial "Brownstone" style office building that affords the flexibility of up to 7 separate rental suites within two distinct sections, each with its own municipal address.

- ◆ Prime Avenue Rd./Davenport Rd. local, strategically located within the vibrant "Designer's Walk" commercial node.
- ◆ Handsome architectural design affords excellent corporate profile.
- ◆ Ideal for owner/occupier.
- ◆ Partial or total vacant possession possible if required.
- ◆ Parking for up to 5 cars
- ◆ Executive offices look out on sun filled interior atrium.
- ◆ Superior finishes throughout
- ◆ Zoning permits retail, office, and residential uses.

Offered at \$1,200,000 CDN by:
K.P. Gillen & Co. Realty Ltd., Realtor
(416) 964-9460 e-mail: kevin@kpgillen.com

LOCATION:

174/176 Bedford Road is located on the west side of Bedford Road, mid-block between Davenport Road and Dupont Avenue, one block west of Avenue Rd.

LEGAL DESCRIPTION: Plan M-52 parts of Lot 41 and 42 designated as parts 1,9,10 and 14 subject to all rights of way, restrictive covenants and easements as will be set out in the legal description appended to the deed. (draft available upon request along with draft R Plan)

ZONING: CR T2.0 C2.0 R1.5 Height Limit - 14 meters

IMPROVEMENTS: Completed in 1987, this stunning three storey commercial office building was architecturally designed by Eva Gordon Architect and consisted originally of two sections: 1) the office building fronting on Bedford Road 2) an adjoining 3000 square foot sound stage fronting on the rear laneway. The soundstage has now been severed from the office building with requisite easements and rights of way in place to address access, egress and fire safety issues for the individual components.

BUILDING AREA:(174 and 176 Bedford Road combined)

Lower level: 1,965 sq. ft.

Main level: 1,725 sq. ft.

Second level: 2,451 sq. ft.

Third level: 2,325 sq. ft.

LOT SIZE: 38.00 Feet X 69.00 Feet

LEASE SUMMARY:

Sutton Group Associates: Main Floor: 1,370 sq.ft. @ \$14.69 p.s.f. net

(lease expires 14/10/02) Second Floor: 1,317 sq.ft. @ \$12.87 p.s.f. net

Palma Productions: Lower Level: 1,265 sq.ft. @ \$6.00 p.s.f net

(lease expires 31/03/02 w/option to renew)

Balance of the building is owner occupied - vacant occupancy at closing.

2001 OPERATING COSTS: Budgeted to be \$12.00 per sq.ft. including realty tax of approximately \$35,000.00

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.