

# For Sale



## ***17 Yorkville Avenue, # 100B, Toronto***

Strategically located within the first block west of Yonge Street, this handsome detached 4 level commercial/residential condominium building enjoys exceptional street presence and is only steps from the Bloor/Yonge Subway and the best shopping, gourmet dining and hotels that Toronto has to offer.

- ◆ 2170 Sq.Ft. lower level commercial/retail condo unit - ideal for showroom, professional offices or service shop.
- ◆ Builder will custom complete to purchaser's specifications.
- ◆ Price includes new HVAC, demising walls, 2 washrooms and kitchenette.
- ◆ Monthly condo fee estimated at only \$0.35 per sq.ft. per month
- ◆ Realty taxes are estimated at \$5.00 per sq.ft per year.
- ◆ Prime "Owner-User " Opportunity
- ◆ Rental parking immediately next door.

Offered at \$ 499,000.00 CDN by:  
K.P. Gillen & Co. Realty Ltd., Realtor  
(416) 964-9460 e-mail: [kevin@kpgillen.com](mailto:kevin@kpgillen.com)

**LOCATION:**

The site is located along the south side of Yorkville Avenue between Yonge and Bay Streets, two blocks north of the intersection of Yonge and Bloor Streets - Canada's busiest retail/commercial intersection - in the Yorkville District of the City of Toronto. The subject is located amidst commercial office buildings, luxury residential condominiums and upscale shops and restaurants.

**SITE:**

Frontage	:	28.5 Feet
Depth	:	167.0 Feet
Site Area	:	4,759.5 Square Feet (approx.)

**ZONING:**

CR T3.0 C1.75 R3.0 Mixed Commercial Residential

**Unit GFA: 2170 Square Feet.**

**Floor plan available upon request.**

**HISTORY:**

Originally built in 1881, *17 Yorkville Avenue* was originally the residence of Toronto's first building inspector. In 1982 Toronto architect Carson Woods designed and oversaw the completion of a major renovation and extension of the building, which according to Patricia McHugh, author of *Toronto Architecture, A City Guide*, "perfectly expresses stylish modernizing efforts to be found throughout Yorkville".

The current owners have commenced a complete interior retro fit and modernization of the property and are demising the 14,000 square foot building area into 4 commercial and 2 residential condominium units. Condominium registration is expected by the fall of 2004.

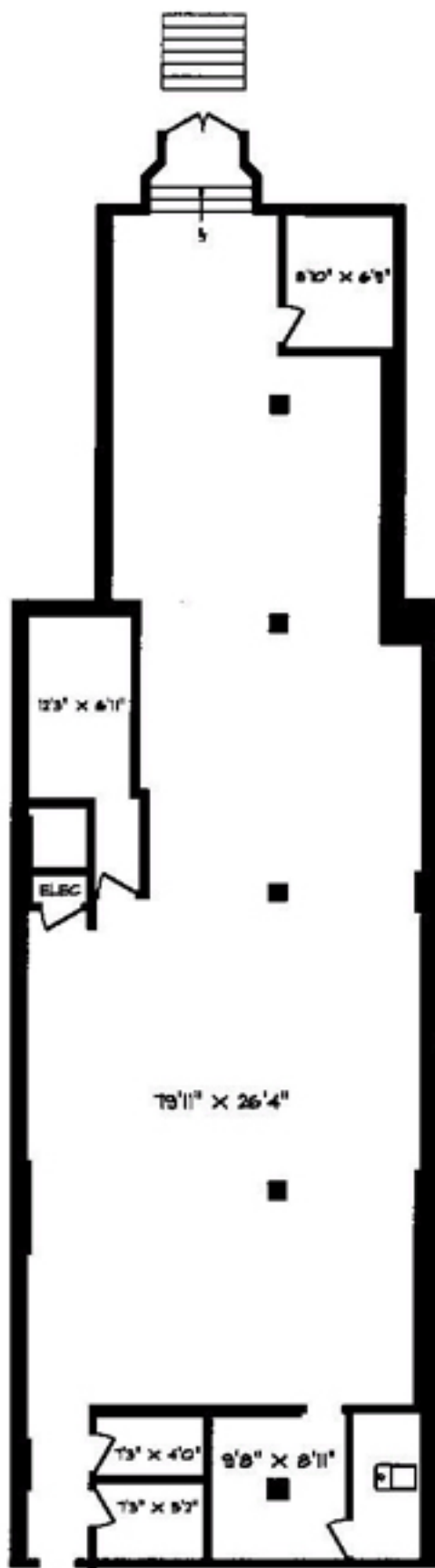
**Interim Occupancy Date: January, 2005**

*For further information contact: Kevin Gillen (416) 964-9441*

*Email: kevin@kpgillen.com*

*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.*

11 YORKVILLE AVENUE  
1 LEVEL UNIT #3  
2170 SQUARE FEET



LOWER LEVEL FRONT