

For Sale



17 Yorkville Avenue, # 250, 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.

- ◆ 878 Sq.Ft. 2nd floor commercial condo unit ideal for showroom, professional offices or live/ work.
- ◆ Builder will custom complete to purchaser's specifications.
- ◆ Price includes new mechanicals, 2 washrooms and large private terrace.
- ◆ 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 \$ 265,000.00 CDN by:
K.P. Gillen & Co. Realty Ltd., Realtor
(416) 964-9460 e-mail: 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:

**878 Square Feet.
Other commercial/retail units available
up to 2170 square feet.**

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.

POSSESSION:

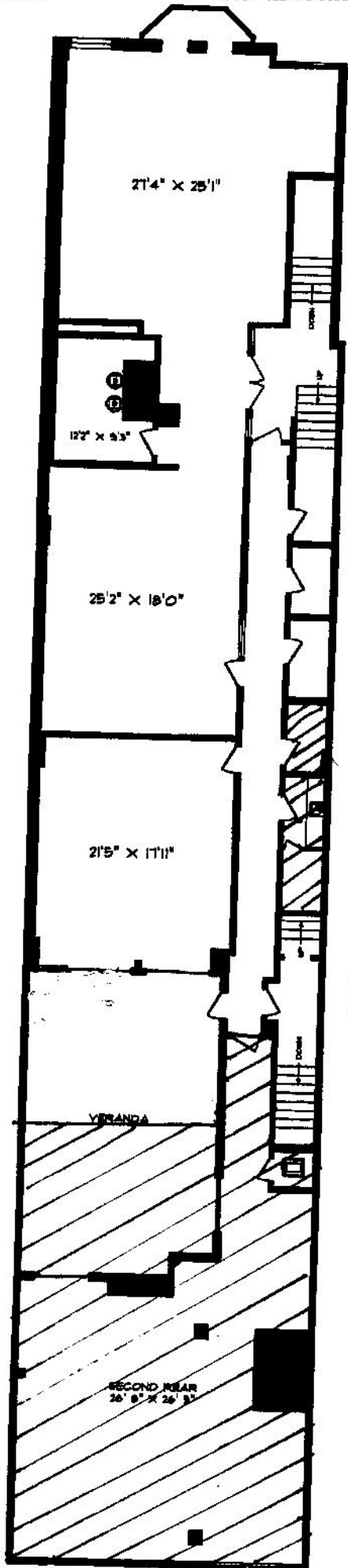
January, 2005

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.



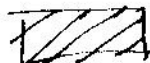
17 YORKVILLE AVENUE

SECOND FLOOR
3542 SQUARE FEET

SECOND REAR
USABLE AREA
878 SQUARE FEET


PLANIT
 INCORPORATED
PLANS SHOULD BE EXAMINED CAREFULLY
 FOR ACCURACY AND COMPLETENESS IN CONNECTION WITH
 415-361-5499

17 YORKVILLE.
250.

 878 sq. ft.