

	18 Banigan Dr		List: \$4.75 Net Lease		
	Toronto, Ontario M4H1E9 Dist: C11		Map: 7-F-5 Lease		
Dir/Cross St: Thorncliffe/Overlea		DOM: 16	Last Status: New		
		Taxes: \$5.12/2002/T. & O.			
Office		Lease Term: 11/60			
Mixed 2+ Cat	Freestanding: N	Holdover: 60			
Video/Movies	Occup: Tenant	SPIS:			
Possession: 30 Days/Tba	Franchise:				
MLS#: C229140 Seller: Canadian Video Sevcies Inc.					
Total Area: 8,600 Sq Ft Ofc/Apt Area: 8,600 Sq Ft Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: Com/Ind Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: Y Heat: Gas Forced Air Open		Survey: Lot/Bldg/Unit/Dim: 86X100 Feet Unit Lot Irreg: Irregular Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: Y Utilities: Y Garage Type: Outside/Surface Park Spaces: 14		Soil Test: Outside Storage: Rail: Basement: Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:	
Bus/Bldg Name:		For Year:	Financial Statement:		
Actual/Estimated:					
Taxes:	Heat:	Gross Inc/Sales:	Est Value Inv At Cost:		
Insur:	Hydro:	- Vacancy Allow:	Com Area Upcharge:		
Mgmt:	Water:	- Operating Exp:	Percentage Rent:		
Maint:	Other:	= Net Income B4 Debt:			
Bright Commercial Office Space With Production/Warehouse Area At Rear With Truck Level Shipping. Modern Offices With Huge Atrium Over Interior Hallways. Contact L.A For Floor Plans 14 Car Parking Included In Rental. Sublease To March 31st, 2004. Landlord Will Do A Direct Deal For 3-5 Year Deal And Pay \$.60 Psf To Selling Agent.					
Mortgage		Other Encumbrances			
Amt:	Int%:	Amt:	Int%:		
Payment:	Incl:	Payment:	Incl:		
Freq:	Maturity Date:	Freq:	Maturity Date:		
Lender:		Lender:			
Contract Date: 4/6/2003	KEVIN GILLEN P 416-964-9441	GILLEN, K.P., & CO. REALTY LIM			
Expiry Date: 6/30/2003		416-964-9460 Fax: 416-964-7728			
Last Update: 4/7/2003	Original Price: \$4.75	Appts:			
Condition:		Ad: Y			
Cond Expiry:	Escape:	CB Comm: 1/2 One Months Gross Rental			