


**Prepared by ADMINISTRATOR 1
GILLEN, K.P., & CO. REALTY LIMITED
3/26/2003 9:10:53 AM**

	198 Davenport Rd Toronto, Ontario M5R1J2 Dist: C02 Map: 4- -23		Sold: For Sale List: \$799,000 For Sale % List
	Sold Area: 2600 Sq Ft Dir/Cross St: Avenue Road/Hazelton		DOM: 9 Last Status: Sld Taxes: \$6,062.03/2002/Annual
Store W/Apt/Office Office Commercial Mixed (2 Or More Uses) Possession: 90 Days		Freestanding: N Occup: Own+Ten	Lease Term: Holdover: 120 SPIS: Franchise:
MLS#: C208208 Seller: Gerald Gold & Brian Stark		PIN#:	
Total Area: 2,600 Sq Ft Ofc/Apt Area: 1,300 Sq Ft Indust Area: Retail Area: 1,300 Sq Ft Apx Age: Volts: Amps: Zoning: Mcr C2.0 R2.0 Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Baseboard	Survey: Lot/Bldg/ Unit/Dim: 25X94.5 Feet Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: Y Utilities: A Garage Type: None Park Spaces:	Soil Test: Outside Storage: Rail: Basement: Y Elevator: UFFI: Assessment: 617000,2002 Chattels: LLBO: Days Open: Hours Open: Employees: Seats:	
Bus/Bldg Name:		For Year:	Financial Statement: N
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:	
Rare Opportunity To Acquire Prime Commercial/Retail Building On The North Side Of Davenport Rd. East Of Avenue Rd. 2600 Sq. Ft. On 4 Levels. Main Floor Retail Tenant Pays \$25,900 Net Per Annum To May 2003 And Would Like To Renew. All Window Coverings, Carpet Where Laid And Tacked Down, Electric Light Fixtures And Appliances In The Upper Unit Only. Retail Tenant Is Open Tuesday Through Friday 10 Am To 5 Pm And Prefers Showing After 3Pm. Upper Unit May Be Viewed Monday To Friday 9-5.All Appiontments Must Be Confirmed By L.A. -Do Not Go Direct.			
Mortgage		Other Encumbrances	
Amt: \$0	Int%:	Amt:	Int%
Payment:	Incl:	Payment:	Incl:
Freq:	Maturity Date:	Freq:	Maturity Date:
Lender:		Lender:	
Contract Date: 3/3/2003	List: GILLEN, K.P., & CO. REALTY LIMI	416-964-9460 Fax: 416-964-7728	
Expiry Date: 6/1/2003	KEVIN GILLEN P	416-964-9441	
Sold Date: 3/12/2003	Co-Op: BOSLEY REAL ESTATE LTD.	CB Comm: 2.5% Less 50% Mrkting Fees To Max \$1500	
Closing Date: 6/2/2003	Donald Mulholland, Ccim		
Last Update: 3/12/2003	Leased Terms:		
Original Price: \$799,000	Comments:		