



19 & 21 Hazelton Ave
 Toronto, Ontario M5R2E1 Dist: C02 Map: 115-19-Q
Sold Area: 4964 Sq Ft Sale
Dir/Cross St: Yorkville Avenue
 Part Of Lot 12, Plan 302 (York)

Sold: \$3,125,000 For Sale
List: \$3,350,000 For Sale
93% List
DOM: 112 **Last Status:** Sld
Taxes: \$17,432.75/2004/Annual

Commercial/Retail
 Store W/Apartment
Possession: Sept 15, 2005

Freestanding: Y
Occup: Owner

Lease Term:
Holdover: 90
SPIS: N
Franchise:

MLS#: C646701 **Seller:** The Estate Of Selwyn Wilbur Sugarman
PIN#:

Total Area: 5,000 Sq Ft
Ofc/Apt Area:
Indust Area:
Retail Area: 5,000 Sq Ft
Apx Age:
Volts:
Amps:
Zoning: Crt1.5 C1.5 R1.5
Truck Level:
Grade Level:
Drive-In:
Double Man:
Clear Height:
Sprinklers: N
Heat: Gas Forced Air Closd

Survey:
Lot/Bldg/ Unit/Dim: 38.78X100 Feet Lot
Lot Irreg:
Crane:
Bay Size:
%Bldg:
Washrooms: 4
Water: Municipal
Water Supply:
Sewers: Sanitary
A/C: Y
Utilities: Y
Garage Type: None
Park Spaces: 4

Soil Test:
Outside Storage:
Rail:
Basement: Y
Elevator:
UFFI:
Assessment:
Chattels:
LLBO:
Days Open:
Hours Open:
Employees:
Seats:

Bus/Bldg Name:	For Year:	Financial Statement:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	- Vacancy Allow:
Mgmt:	Water:	- Operating Exp:
Maint:	Other:	= Net Income B4 Debt:
		Est Value Inv At Cost:
		Com Area Upcharge:
		Percentage Rent:

A Once In A Lifetime Opportunity To Acquire One Of Yorkville's Most Coveted Properties! A Genuine 'Landmark' Location On The First Block North Of Yorkville Ave At The Corner Of Scollard! A Merger Of 2 Grand Victorian Semi's Creating One Tremendously Spacious & Versatile Bldg

Currently Used As Showroom/Gallery Space. Approx 5000 Sq Ft Of Gross Bldg Area Above Grade. 16+ Rooms On 3 Finished Levels Plus Basement Storage Space. 4 Car Pkg At Rear Via Laneway! Combined Commercial/Residential Zoning: Crt1.5 C1.5 R1.5.

Vacant Possession On Closing. Showings: Mon To Fri 10Am-4Pm. 2 Hours Notice. L.A Has Offer Clauses.

Mortgage		Other Encumbrances
Amt: \$0	Int%:	Amt:
Payment:	Incl:	Payment:
Freq:	Maturity Date:	Freq:
Lender:		Lender:

Treat As Clear As Per Seller's Instruction.

List: CHESTNUT PARK REAL ESTATE LIMITED, BROKER 416-925-9191 **Fax:** 416-925-3935
 DOUGLAS GUBITZ, Salesperson 416-925-9191
Co-Op: GILLEN, K.P., & CO. REALTY LIMITED, BROKER **CB Comm:** 2.5%
 Kevin P. Gillen, Principal Broker

Contract Date: 4/7/2005 **Sold Date:** 7/28/2005 **Leased Terms:**
Expiry Date: 9/30/2005 **Closing Date:** 11/30/2005 **Original Price:** \$5,000,000
Last Update: 8/11/2005 **Comments:**