	<b>20 Banigan Ave</b>		<b>List: \$6.50 Sq Ft Net</b>
	Toronto, Ontario M4H1E9 Dist: C10 Map: - -		Lease
Dir/Cross St: Thorncliffe Overlea		DOM: 3 Last Status: New	
Taxes: \$5/2009/T.M.I.			
Office		Lease Term:	36/60
Office		Freestanding:	N
Occup: Tenant		Holdover:	45
Possession: Immed./Tba		SPIS:	N
Commercial Condo Fees:		Franchise:	
MLS#: C1797824		Seller: Banigan Holdings Inc. Contact After Exp: N	
PIN#:			
Total Area: 8,500 Sq Ft	Survey:		
Ofc/Apt Area: 1,500 Sq Ft	Lot/Bldg/ Unit/Dim: 80X100 Feet Building	Soil Test:	
Indust Area: 7,000 Sq Ft	Lot Irreg:	Outside Storage:	
Retail Area:	Crane:	Rail:	
Apx Age:	Bay Size:	Basement:	
Volts:	%Bldg:	Elevator: None	
Amps:	Washrooms:	UFFI:	
Zoning: Industrial	Water: Municipal	Assessment:	
Truck Level:	Water Supply:	Chattels:	
Grade Level:	Sewers:	LLBO:	
Drive-In:	A/C: Y	Days Open:	
Double Man:	Utilities: Y	Hours Open:	
Clear Height:	Garage Type: Outside/Surface	Employees:	
Sprinklers: Y	Park Spaces: 12 #Trl Spc:	Seats:	
Heat: Gas Forced Air Open			
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:	
<b>Remarks For Clients:</b> Showroom/Office With Theatre Presently Used By Membership Based Retailer Of Home Improvement Items. Ideal For Conference Showroom Or "New Media" Users. Superior Finishes Throughout Including A Commercial Kitchen.			
<b>Remarks for Brokerages:</b> Floor Plan Is Attached. Do Not Go Direct.			
<b>Mortgage Comments:</b>			
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9460 Fax: 416-964-7728			
40 Scollard St., Ste. 200, Toronto M5R3S1			
KEVIN P. GILLEN, Broker of Record 416-879-9460			
Contract Date: 2/26/2010	Condition:	Appts:	
Expiry Date: 5/31/2010	Cond Expiry:	Ad:	N
Last Update: 2/26/2010	CB Comm: 4.5% Of The 1st Yrs Net And 1.75%	Escape:	
		Original \$:	\$6.50



FOR LEASE  
GILLEN  
966-9441



















EXIT

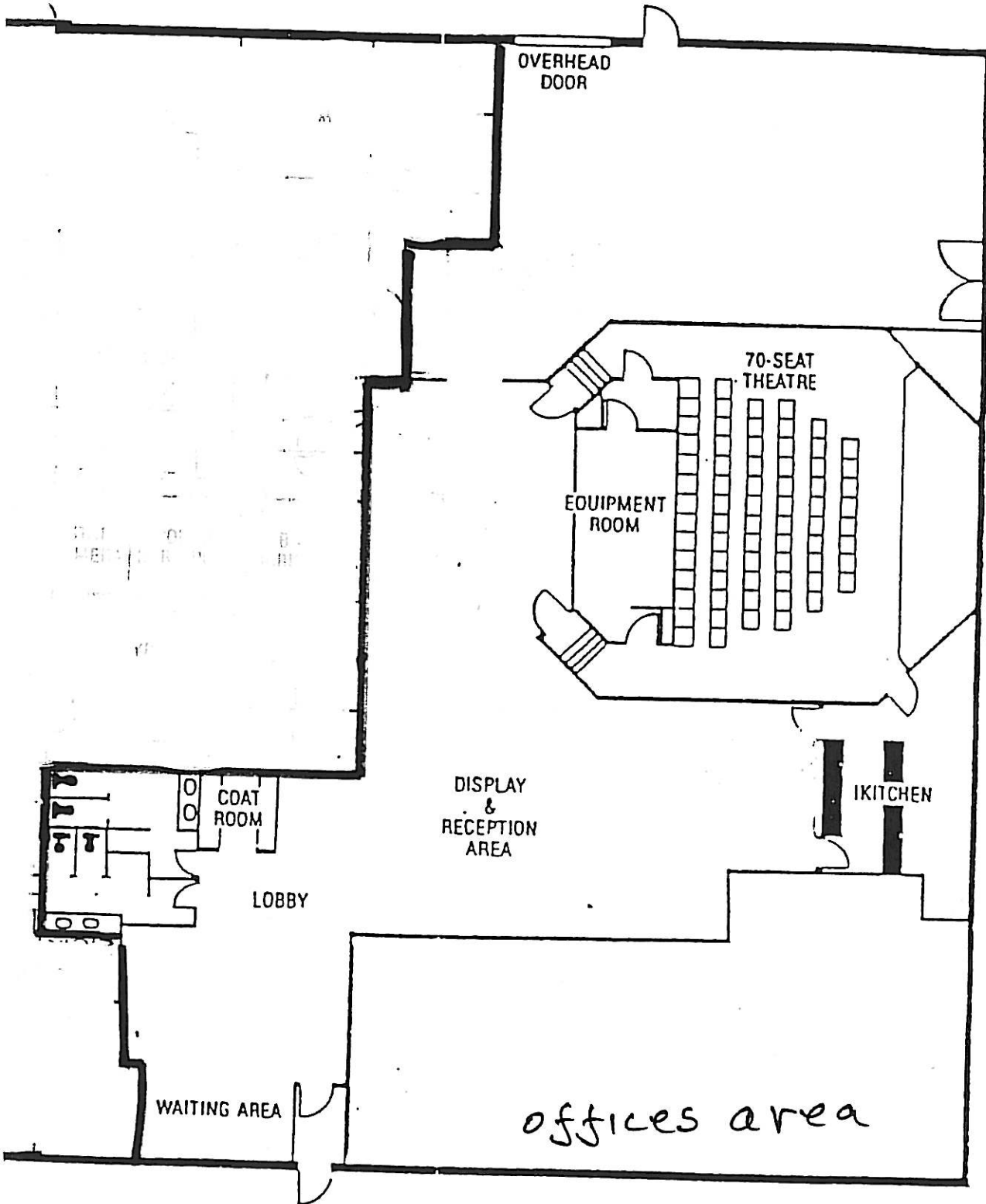


20 Bonivan

8,500 sf

PARKING

PARKING



PRESENTATION  
CENTRE  
ENTRANCE

