

For Sale



208 Carlton Street, Toronto

An architecturally retrofitted and expanded 3 storey Victorian commercial/residential building strategically located in the heart Toronto's vibrant Cabbagetown district, minutes east of the downtown core.

Offered at \$ 1,095,000.00 CDN by:
K.P. Gillen & Co. Realty Ltd., Realtor
(416) 964-9460 e-mail: kevin@kpgillen.com

LOCATION:

208 Carlton Street is located on the north side of Carlton Street, between Ontario Street and Parliament Street. The property is approximately a 6 minute car ride east of Yonge Street and is located amidst other historic commercial office/ retail and multi-residential buildings.,

SITE:

Frontage: 25.00 Feet
Depth: 120.00 Feet
Site Area: 3000 Square Feet (approx.)

ZONING: CRT1.5 C1.0 R1.0

IMPROVEMENTS:

G.F.A. – Approximately 5,276 square feet over 4 levels plus indoor double garage.
5 self contained rental units: 3 x 2 level residential apartments
2 professional office/studio suites
(Please refer to attached floor plans.)

HISTORY:

Originally built in the late 1800's as a residence, the property was purchased by the present owner in 1989. An extensive renovation was completed by the current owner including a three level addition extending the first and second floors and providing a double garage at grade. Improvements include all H.V.A.C., plumbing systems, wiring, window systems, fire safety and quality interior finishes throughout.

LEASE SUMMARY:

Lower Level: (office/LW)	1,106 sq ft - \$ 925.00 mthly + hydro
Ground floor (lawyer's office)	1,026 sq ft - \$1,593.00 mthly + hydro
Apt A 1BR	1,130 sq ft- \$1,495.00 mthly + hydro
Apt B 1BR	860 sq ft -\$1,140.00 mthly + hydro
Apt C 2BR	1,153 sq ft -\$1,995.00 mthly + hydro (600 ft terrace)

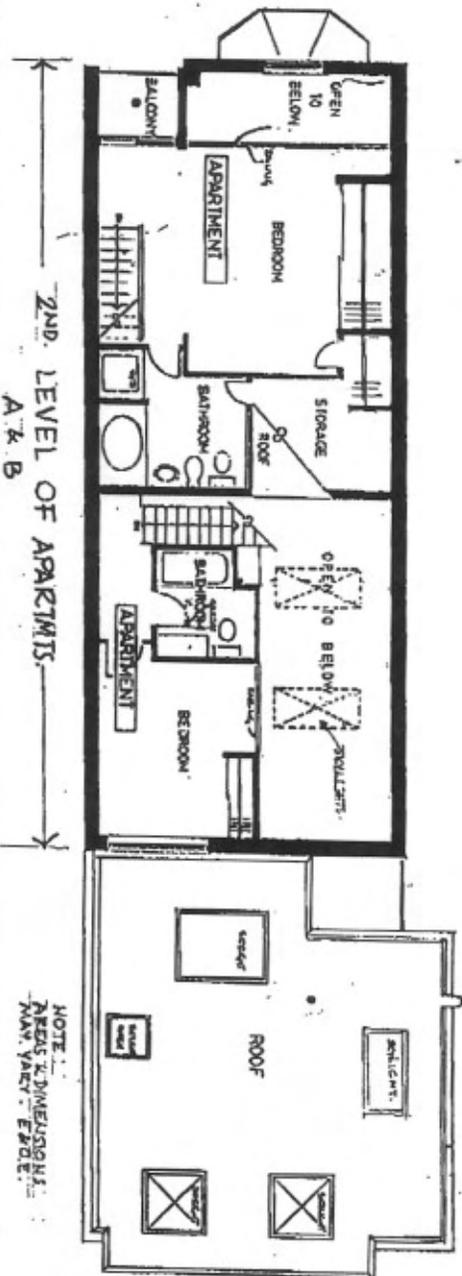
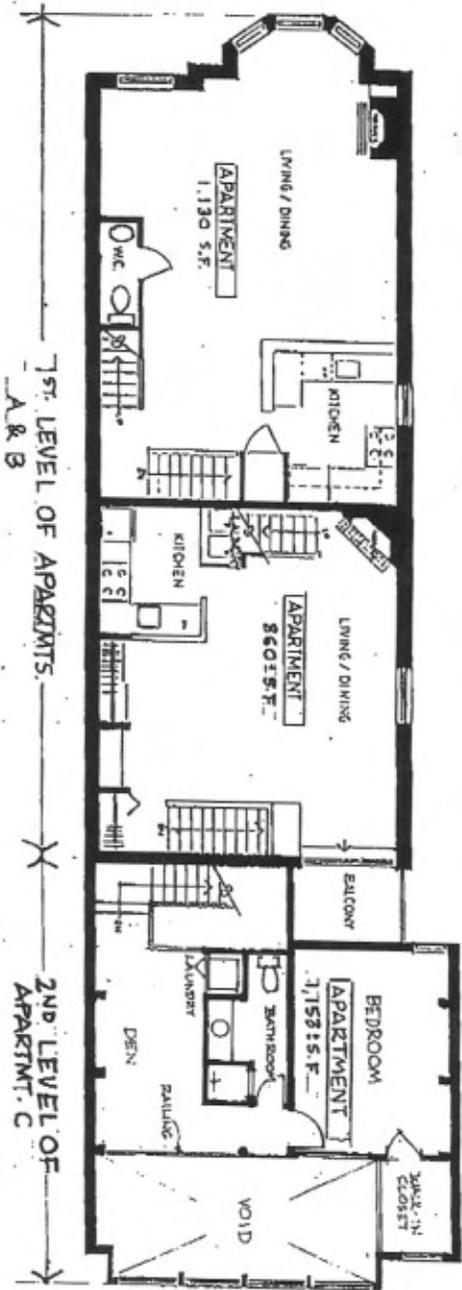
2005 OPERATING EXPENSES:

Realty Taxes:	\$4,846.00	(Current assessed value: \$480,000)
Water & Sewage:	\$ 969.00	
Insurance:	\$1,200.00	
Maintenance:	\$ 680.00	

Tenants pay all utilities.

2005 NET INCOME: \$80,721.00 (includes parking)

*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.*



NOTE:
ALL DIMENSIONS
ARE IN FEET & INCHES
UNLESS OTHERWISE
NOTED

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