



20 Cumberland St M, Fl **List: \$2,500 Gross Lease**
Toronto, Ontario **Map: 115-19-Q** Lease
M4W1J5 Dist: C02
Dir/Cross St: Yonge And Bloor **DOM: 4 Last Status: New**
Taxes: \$0/2005/N/A

Commercial/Retail **Lease Term: 36/60**
 General **Freestanding: N Holdover: 60**
Occup: Vacant SPIS:
Possession: Tba Franchise:

MLS#: C611600 Seller: 20 Cumberland Street Limited
PIN#:

Total Area: 850 Sq Ft
Ofc/Apt Area:
Indust Area:
Retail Area: 850 Sq Ft
Apx Age:
Volts:
Amps:
Zoning: Comm/Retail
Truck Level:
Grade Level:
Drive-In:
Double Man:
Clear Height:
Sprinklers: N
Heat: Gas Forced Air Open

Survey:
Lot/Bldg/ Unit/Dim: 0X0 Feet Unit
Lot Irreg:
Crane:
Bay Size:
%Bldg:
Washrooms:
Water: Municipal
Water Supply:
Sewers:
A/C: Y
Utilities: N
Garage Type: None
Park Spaces:

Soil Test:
Outside Storage:
Rail:
Basement:
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:

New Space Available On Cumberland Street Near Yonge Street. High Cielings, Landlord Will Install Flooring. Utilities Are In Addition To Rent. Tantent To Pay Any Increases In Tax And Operating Costs Over Base Year 2005.
 Showing Require 24 Hour Notice. Start Ups Require First,Last And A Security Deposit. No Food Uses !!!!

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

GILLEN, K.P., & CO. REALTY LIMITED, BROKER 416-964-9441 Fax: 416-964-7728
 CLAUDIO LUCA, Salesperson 416-964-9441
 KEVIN P. GILLEN, Principal Broker 416-964-9460

Contract Date: 2/11/2005	Condition:	Appts:
Expiry Date: 4/30/2005	Cond Expiry:	Ad: N
Last Update: 2/14/2005	CB Comm: 4% Of Annual R And 2% Balance Of Term	Escape:
		Original \$: \$2,500