


**Prepared by KEVIN P. GILLEN, Broker of Record
 GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE
 40 Scollard St., Ste. 200, Toronto, ON M5R3S1
 416-964-9441
 2/25/2009 11:10:22 AM**

| | | | |
|---|--|---------------------------------------|--------------------------------|
|  | 225 Macpherson Ave A | | List: \$16.50 Sq Ft Net |
| | Toronto, Ontario M4V1A1 Dist: C02 Map: - - | | Lease |
| Dir/Cross St: Avenue Rd And Dupont | | DOM: 3 | Last Status: New |
| | | Taxes: \$12.50/2008/T.& O. | |
| Office | | Lease Term: | 36/60 |
| Office | | Freestanding: | N |
| | | Holdover: | 90 |
| | | Occup: | Tenant |
| | | SPIS: | N |
| Possession: | | Tba | |
| Commercial Condo Fees: | | Franchise: | |
| MLS#: C1565282 | | | |
| Seller: Strait Properties Ltd. Contact After Exp: N | | | |
| PIN#: | | | |
| Total Area: 474 Sq Ft | Survey: | | |
| Ofc/Apt Area: 474 Sq Ft | Lot/Bldg/Unit/Dim: 0X0 Feet Unit | | |
| Indust Area: | Lot Irreg: | Soil Test: | |
| Retail Area: | Crane: | Outside Storage: | |
| Apx Age: | Bay Size: | Rail: | |
| Volts: | %Bldg: | Basement: | |
| Amps: | Washrooms: | Elevator: None | |
| Zoning: Commercial | Water: Municipal | UFFI: | |
| Truck Level: | Water Supply: | Assessment: | |
| Grade Level: | Sewers: | Chattels: | |
| Drive-In: | A/C: Y | LLBO: | |
| Double Man: | Utilities: Y | Days Open: | |
| Clear Height: | Garage Type: Outside/Surface | Hours Open: | |
| Sprinklers: N | Park Spaces: #Trl Spc: | Employees: | |
| Heat: Other | | Seats: | |
| 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: | |
| Remarks For Clients: Beautiful Small Office Space For Single User. One Single Parking Spot Comes With The Space Allowing For Two Cars. | | | |
| Remarks for Brokerages: Please Allow 24H Notice For Showings. | | | |
| Mortgage Comments: | | | |
| GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9441 Fax: 416-964-7728 | | | |
| 40 Scollard St., Ste. 200, Toronto M5R3S1 | | | |
| CLAUDIO LUCA, Salesperson 416-964-9441 | | | |
| Contract Date: 2/22/2009 | Condition: | Appts: | |
| Expiry Date: 4/30/2009 | Cond Expiry: | Ad: | N |
| Last Update: 2/24/2009 | CB Comm: 3% Of Yr 1 Net And 1.5% (Net)Bal Of Term | Escape: | |
| | | Original \$: | \$16.50 |