

FOR SALE



231 Avenue Road, Toronto

A rare opportunity to acquire a free standing single storey 2025 square foot commercial retail/ office building with on-site parking for five cars.

- ◆ Strategically located on a prime corner , just north of the intersection of Avenue Road and Davenport Road.
- ◆ Handsome architectural design affords excellent retail or corporate profile.
- ◆ Zoning permits retail, office & residential uses and future redevelopment potential

- ◆ Quality finishes and detailing throughout including sun filled interior.
- ◆ Vacant possession at closing –ideal for an owner user!

**Offered at \$ 1,990,000.00 CDN by:
K.P. Gillen & Co. Realty Ltd., Realtor
(416) 964-9460, kevin@kpgillen.com**

LOCATION:

231 Avenue Road is located on the east side of Avenue Road, at the south east corner of Roxborough Avenue and Avenue Road one block south of Dupont Street.

SITE:

Frontage: 100 Feet
Depth: 33.0 Feet
Site Area: 3300 square Feet (please refer to survey)

ZONING: CR T2.5 C2.0 R 2.5**2014 Taxation Year Phased-In Assessment:** \$ 1,398,000**Legal Description** PLAN E124 PT BLK A

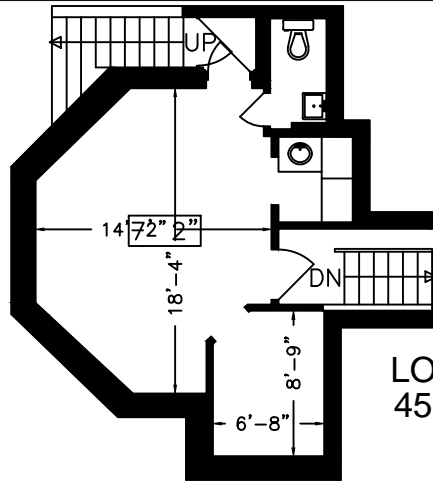
IMPROVEMENTS: This handsome free standing building has in the past been used for retail and professional office uses. The building currently contains 5 private offices, three work stations, a sun filled board room with skylight, lower level staff room and storage area with kitchenette and walk-out to a rear stairwell plus a 2pc washroom. Please refer to the attached floor plan and visit:

<http://www.youtube.com/watch?v=ldKLwzyMDVk>.

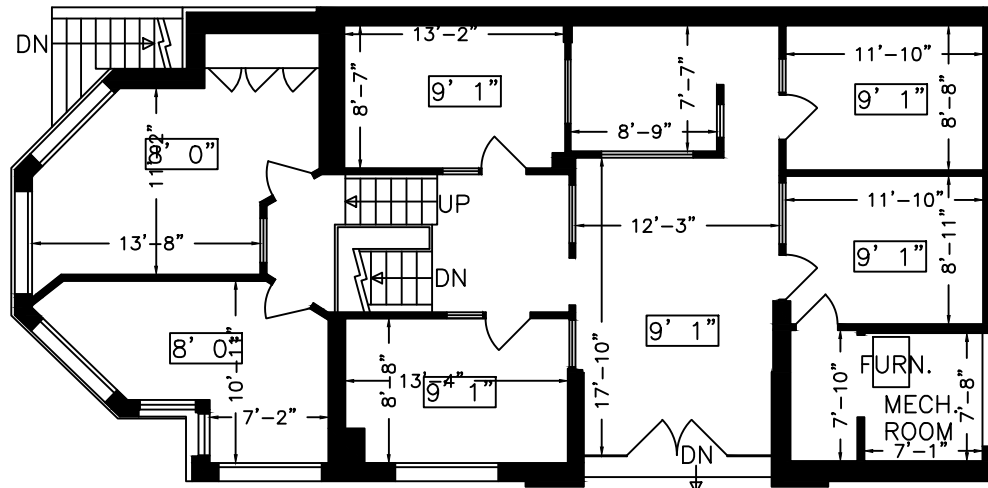
OPERATING COSTS:

<u>2013 Realty Tax: \$25,000</u>	2013 Utilities, maintenance and insurance:	\$5600
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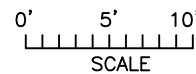
*The information detailed herein has been provided by the Vendor and is deemed to be correct.
K. P. Gillen & Co. Realty Ltd. assumes no responsibility for the accuracy of the information contained herein.*



LOWER LEVEL
452 SQ. FT.



FIRST FLOOR
1573 SQ. FT.



231 AVENUE RD.

TORONTO, ONTARIO.

As Measured May 6th, 2014



MEASURE MASTERS™
ONTARIO CORP.
800-709-3332/905-824-0148





















