

For Lease



236 Avenue Road, City of Toronto

A unique opportunity to lease a stunning 3rd floor commercial loft within a completely restored and renovated historic commercial mansion! Featuring handsome “Kingston Limestone” façade, impressive entry foyer with stained glass window and sweeping staircase, and good on site parking.

- ◆ Fireplace, vaulted ceilings & private roof deck
- ◆ Over \$400,000 spent in recent mechanical and structural upgrades to the building.
- ◆ 2427 sq ft plus roof deck
- ◆ Operating expenses are a fraction of the Downtown Towers

***Offered at \$ 26.00 per sq. ft. gross by:
K.P. Gillen & Co. Realty Ltd., Realtor
(416) 964-9460 kevin@kpgillen.com***

LOCATION:

236 Avenue Road is located on the west side of Avenue Road, one property south of the intersection of Avenue Road and Dupont Street. It is approximately a 10-minute walk north of the intersection of Avenue Road and Bloor Street. The subject is located amidst commercial and institutional buildings, luxury residential properties, and steps from upscale shops, restaurants and world-class hotels.

POSSESSION: 30 days/to be arranged

ZONING:

CRT1.5 C1.0 R1.0

Maximum Height: 12 Metres

Gross Floor Area:

Third Floor: Suite 300

2,427 sq. ft.

(please see attached floor plan)

HISTORY:

Originally built in 1890's as the rectory for the adjacent Church of The Messiah, the building has had two separate extensions over subsequent years. The Property is listed on the City of Toronto's inventory of Heritage Properties. An extensive renovation in the late 1970's that saw the building converted into a modern office building. The current owner is just completing a major structural/mechanical renovation which includes upgraded H.V.A.C., new plumbing systems (two washrooms per floor), wiring (400 amps), window systems, fire safety and quality interior finishes throughout.

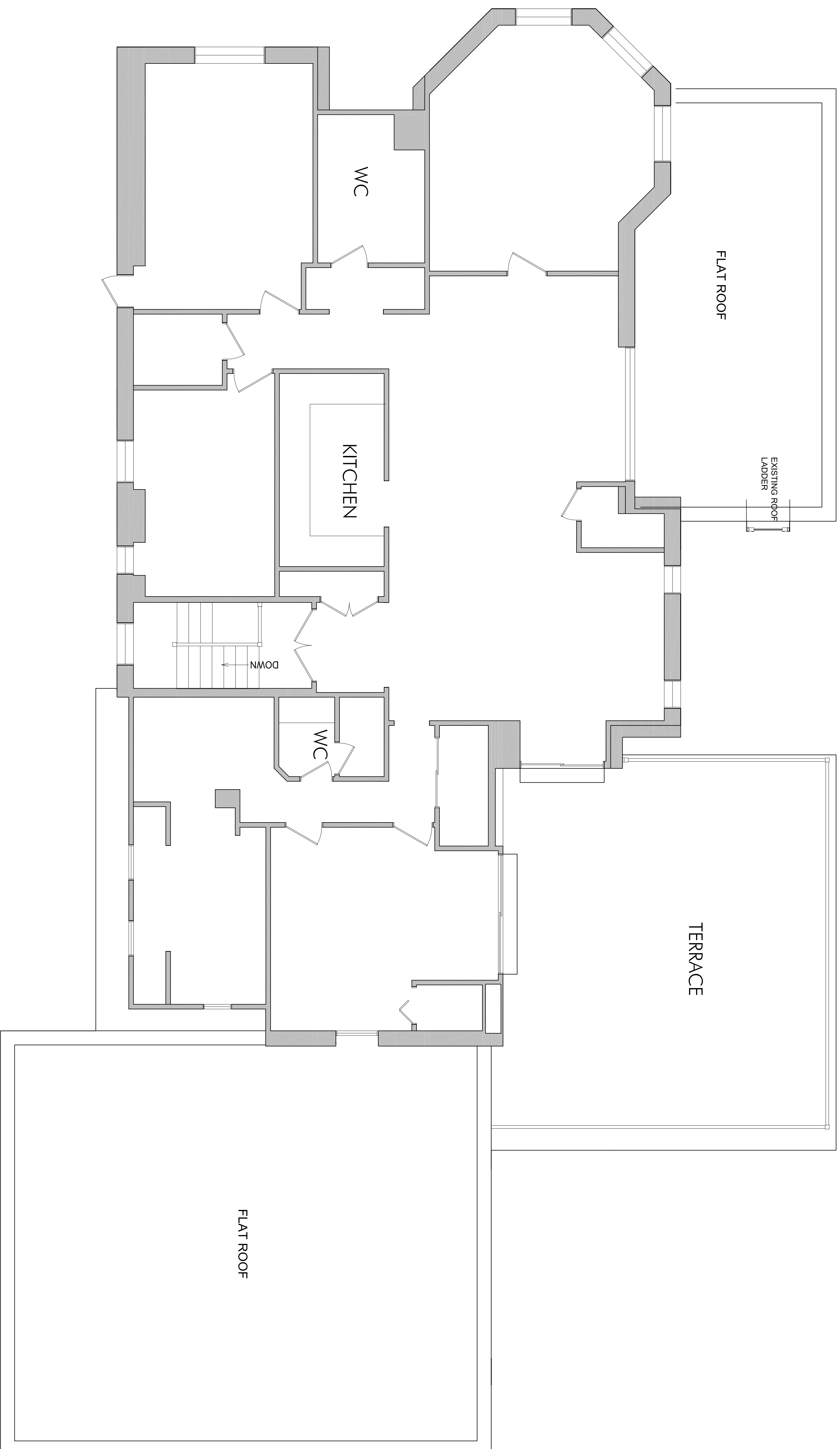
Estimated 2008 OPERATING EXPENSES:

Realty Taxes: \$ 4.50 per sq. ft. (Current assessed value: \$2,872,000)

Operating Expenses: \$ 5.50 per sq. ft.

For further information please contact: **Kevin P. Gillen 416-964-9460**

*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.*



MICHAEL SPAZIANI ARCHITECT INC
6 Helene Street N, Suite 100
Port Credit, Mississauga ON L5G 3B2
T 905 891 0691 F 905 891 0514

KMH Cardiology
236 Avenue Road Toronto Clinic

Third Floor

APR 16, 07