	25 Prince Arthur Ave		List: \$8,000 Month
	Toronto, Ontario M5R1B2 Dist: C02		Map: 115-18-Q Lease
Dir/Cross St: Avenue Rd / Bloor St Yorkville		DOM: 3 Last Status: New Taxes: \$29,700/2010/T. & O.	
Office		Lease Term: 36/60	
Office		Freestanding: N	Holdover: 45
Professional Office		Occup: Vacant	SPIS: N
Possession: Immed / TBA		Franchise:	
Commercial Condo Fees:			
MLS#: C1805420 Seller: Andrew Himel Holdings Inc. Contact After Exp: N			
PIN#:			
Total Area: 3,917 Sq Ft		Survey:	
Ofc/Apt Area: 3,917 Sq Ft		Lot/Bldg/ 22.94X105.84 Feet Lot	
Indust Area:		Unit/Dim:	
Retail Area:		Lot Irreg:	
Apx Age:		Crane:	
Volts:		Bay Size:	
Amps:		%Bldg:	
Zoning: Commercial/Office		Washrooms:	
Truck Level:		Water: Municipal	
Grade Level:		Water Supply:	
Drive-In:		Sewers:	
Double Man:		A/C: Y	
Clear Height:		Utilities: Y	
Sprinklers: Y		Garage Type: None	
Heat: Gas Forced Air Closd		Park Spaces: #Trl Spc:	
Soil Test:		Outside Storage:	
Rail:		Basement:	
Elevator: None		UFFI:	
Assessment:		Chattels:	
LLBO:		Days Open:	
Hours Open:		Employees:	
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: Exceptional Victorian Office Building On Prestigious Prince Arthur! Total Interior Retrofit. 10 Private Offices, Boardroom, 3 Work Stations, 2 Washrooms, Cornice Mouldings, Hardwood Floors, 10Ft Ceilings, 3 Wooden Decks And Private Landscaped Backyard.			
Remarks for Brokerages: Property Is Vacant And Available Immediately. Formerly Law Offices. Interior Photographs And Floor Plans Are Available On K.P. Gillen & Co. Website.			
Mortgage Comments:			
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9441 Fax: 416-964-7728			
40 Scollard St., Ste. 200, Toronto M5R3S1			
KEVIN P. GILLEN, Broker of Record 416-964-9460			
Contract Date: 3/5/2010		Condition:	Appts: 416-964-9460
Expiry Date: 7/4/2010		Cond Expiry:	Ad: Y
Last Update: 3/8/2010		CB Comm: \$.80 Psf Per Yr On 5 Yr Lease	Escape:
			Original \$: \$8,000

Entrance



Front Office

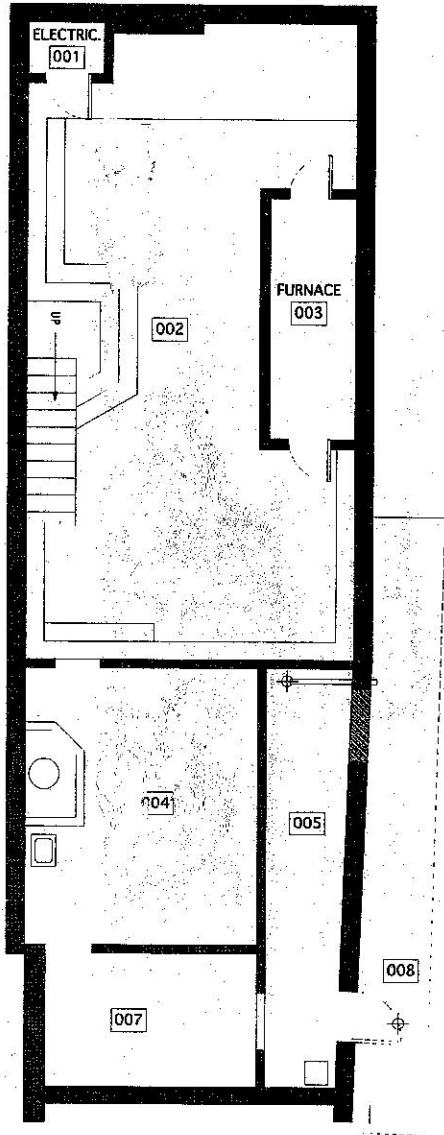


2nd Floor Office

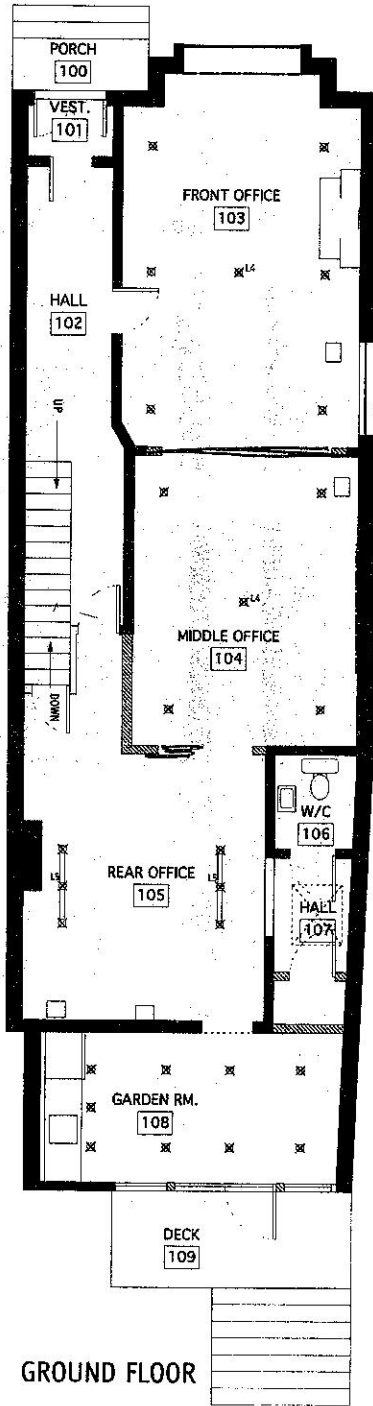


Back

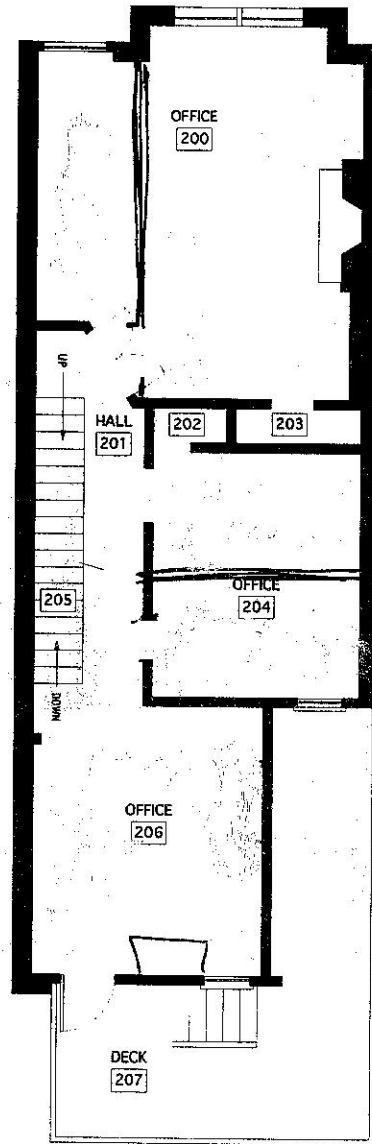




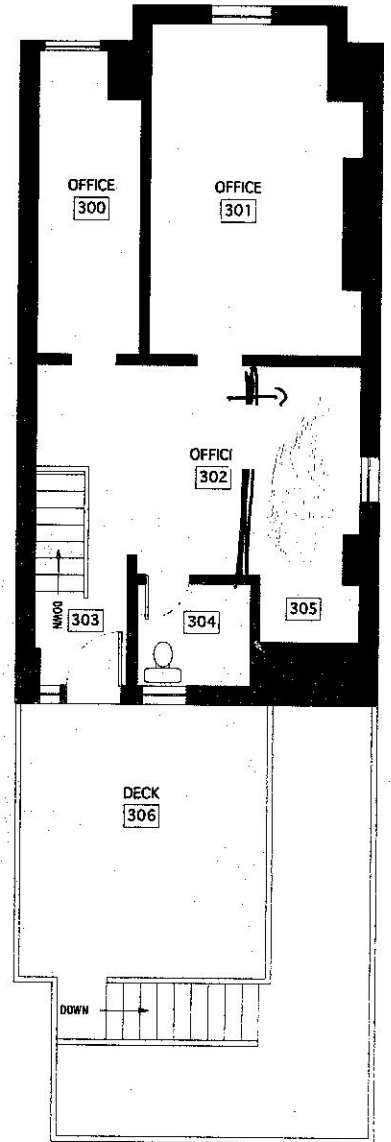
BASEMENT



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR