



**262 Avenue Rd** **List: \$20 Net Lease**  
**Toronto, Ontario M4V2G7** Toronto C02 Annex Lease  
**Dir/Cross St:** Mcpherson/Just North Of Dupont **DOM:** 7 **Last Status:** New  
**Taxes:** \$20,761/2011/Annual

Office **Lease Term:** 36/60  
Office **Freestanding:** Y **Holdover:** 45  
**Occup:** Tenant **SPIS:** N - -  
**Possession:** 60 Days **Franchise:**  
**Commercial Condo Fees:**

**MLS#:** C2357115 **Seller:** Centricity Properties Corp. **Contact After Exp:** N  
**PIN#:**

**Total Area:** 3,300 Sq Ft  
**Ofc/Apt Area:** 3,300 Sq Ft  
**Indust Area:**  
**Retail Area:**  
**Apx Age:**  
**Volts:**  
**Amps:**  
**Zoning:** Mcr  
**Truck Level:**  
**Grade Level:**  
**Drive-In:**  
**Double Man:**  
**Clear Height:**  
**Sprinklers:** N  
**Heat:** Gas Forced Air Open  
**Phys Hdcap-Equip:**

**Survey:**  
**Lot/Bldg/** 24.25X140 Feet Lot  
**Unit/Dim:**  
**Lot Irreg:**  
**Crane:**  
**Bay Size:**  
**%Bldg:**  
**Washrooms:**  
**Water:** Municipal  
**Water Supply:**  
**Sewers:**  
**A/C:** Y  
**Utilities:** Y  
**Garage Type:** Outside/Surface  
**Park Spaces:** 8 #Tri Spc:  
**Energy Cert:**  
**Cert Level:**  
**GreenPIS:**

**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:** Handsome Free Standing Victorian Office Building. Architecturally Retro-Fitted And Renovated Throughout. Shows Beautifully! 3300 Sq.Ft. On 3 Full Floors And Mezzanine Level. 8 Car Parking.

**Extras:** Fireplace, Vaulted Ceilings, Magnificent Panelled President's Office, 8 Offices, Boardroom And Receptionist Areas.

**Remarks for Brokerages:** Floor Plans And Photos Attached. Do Not Go Direct. Landlord Prefers A 5 Year Lease.

**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:** 5/7/2012 **Condition:** **Appts:** 416-964-9460  
**Expiry Date:** 8/8/2012 **Cond Expiry:** **Ad:** Y  
**Last Update:** 5/7/2012 **CB Comm:** \$1.00 P.S.F. Per Annum Up To 5 Years **Escape:**  
**Original \$:** \$20



Front



Main Front



Main Reception



Kitchen



Second Floor



Second Floor Office



Second Floor



Lower Level Office



Lower Level Corridor



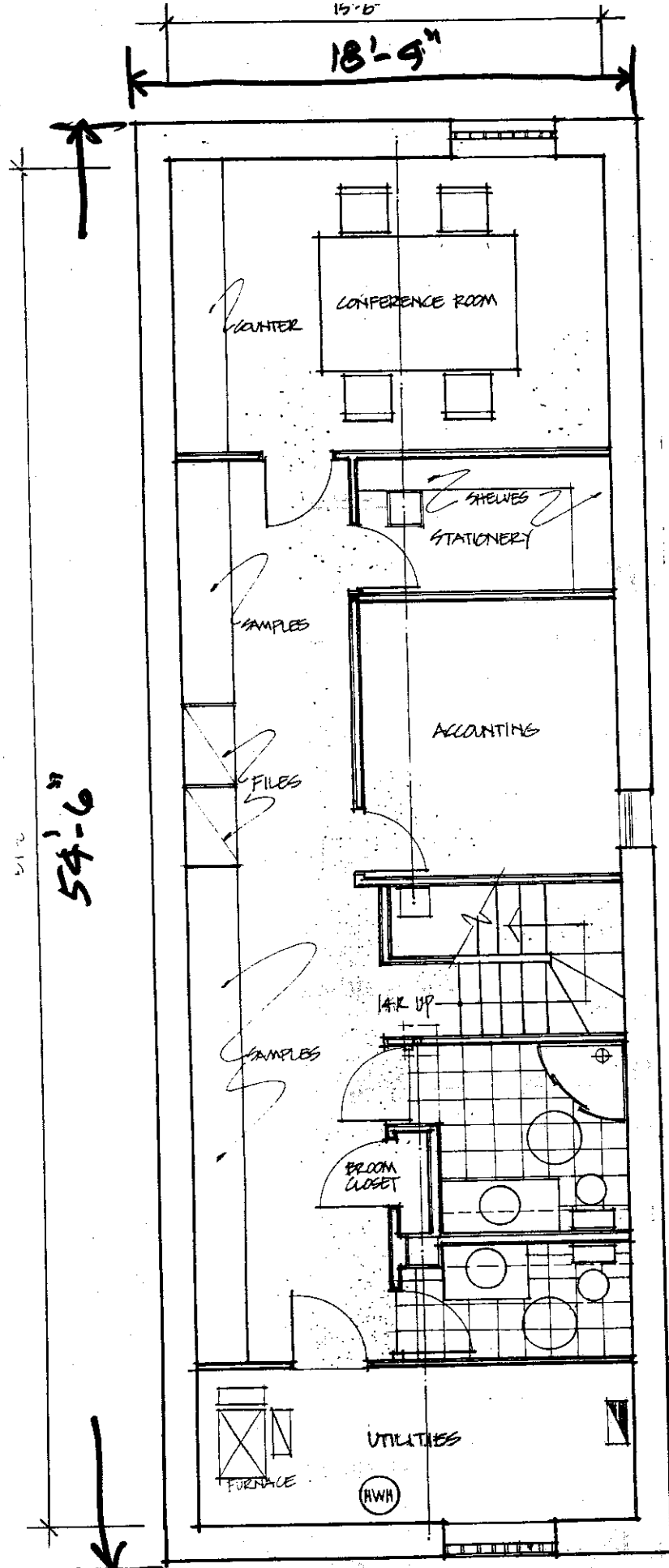
Lower Level Boardroom



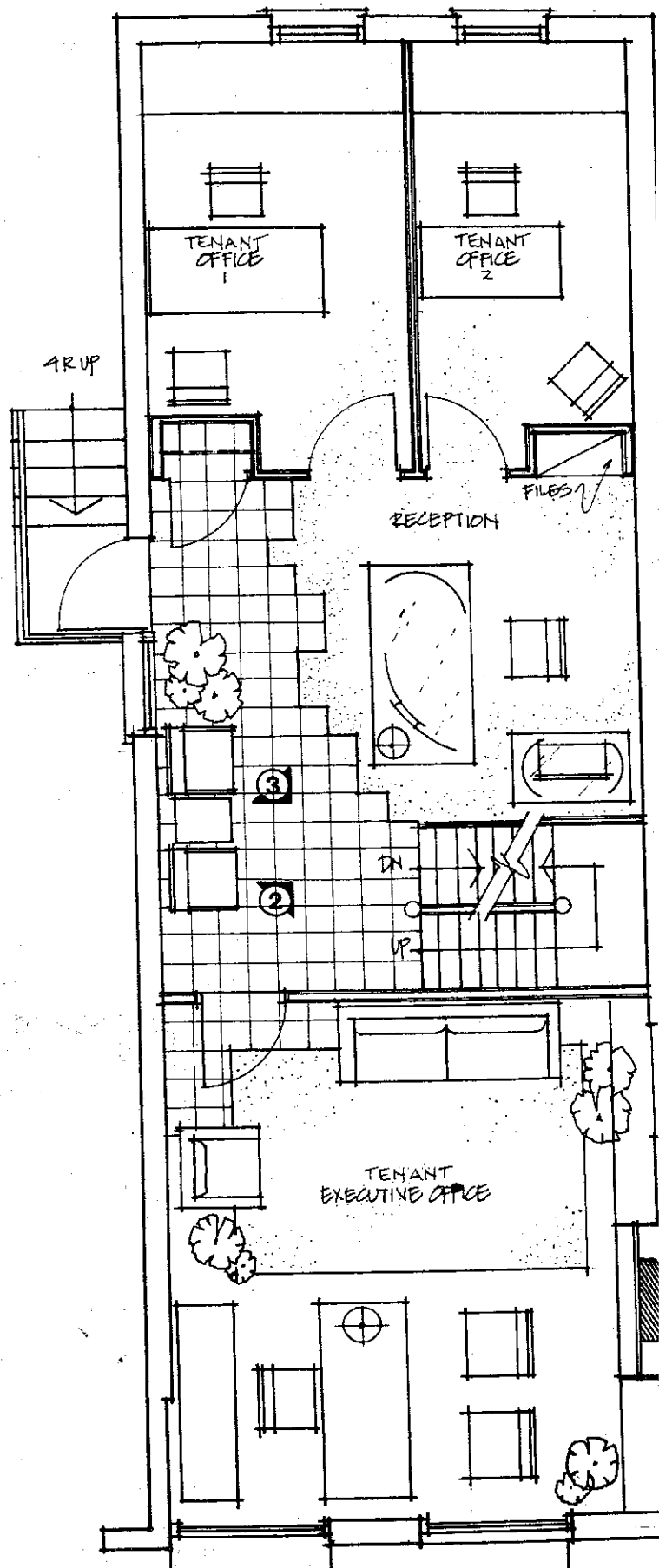
Lower Level Boardroom



Parking

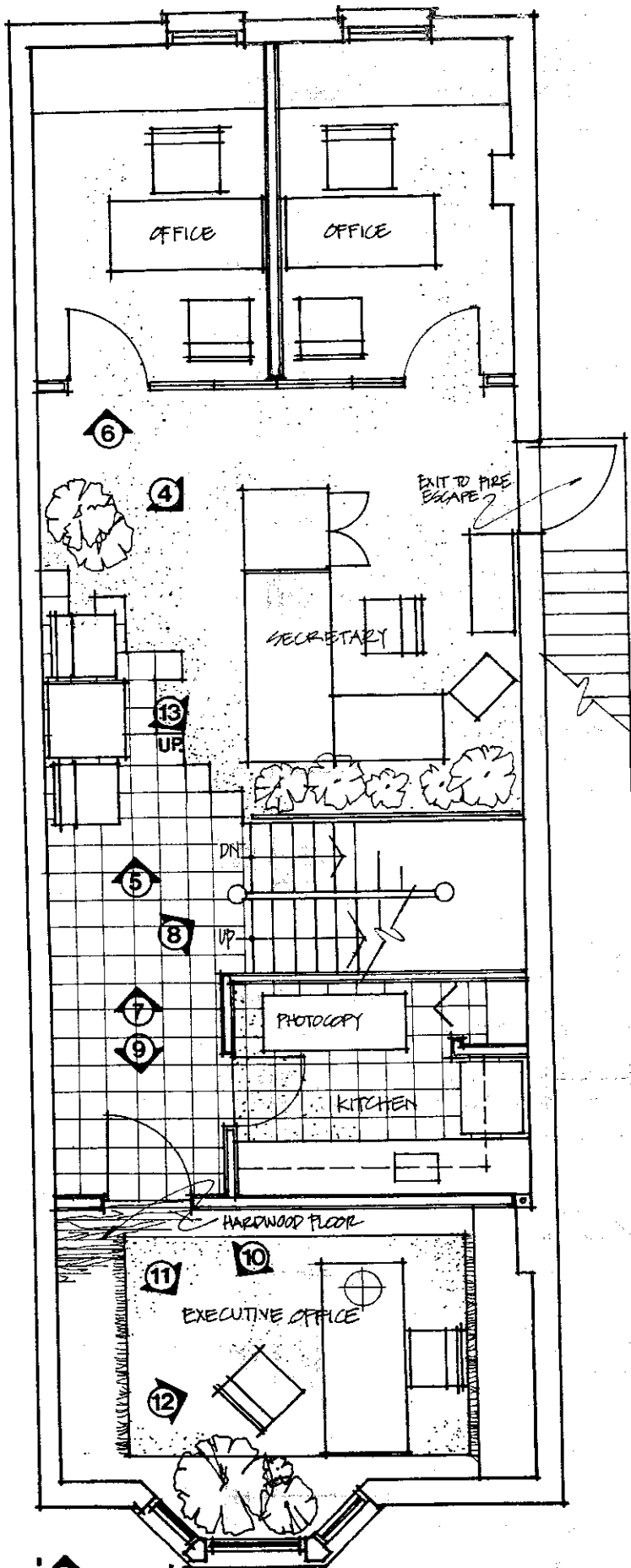


VIEW  
Lower Level Plan



VIEW  
First Level Plan



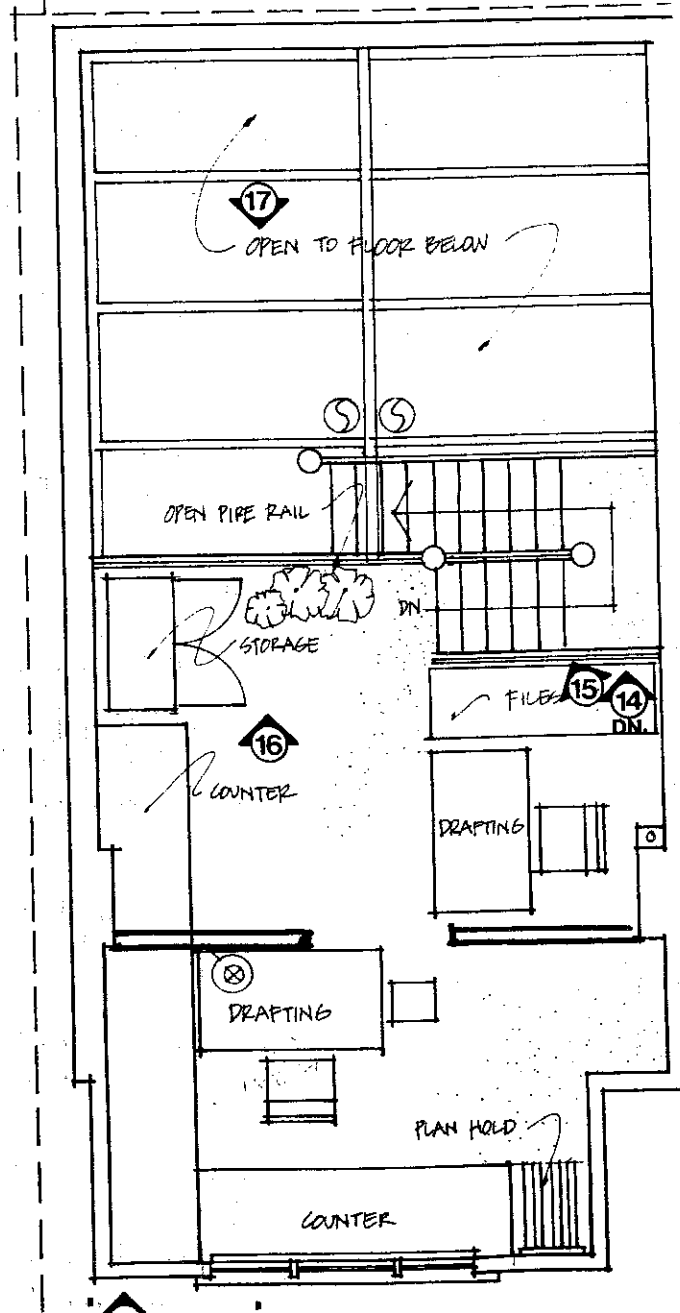
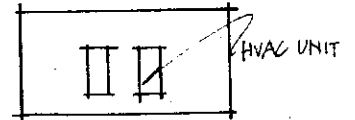


VIEW

Lower Level Plan.

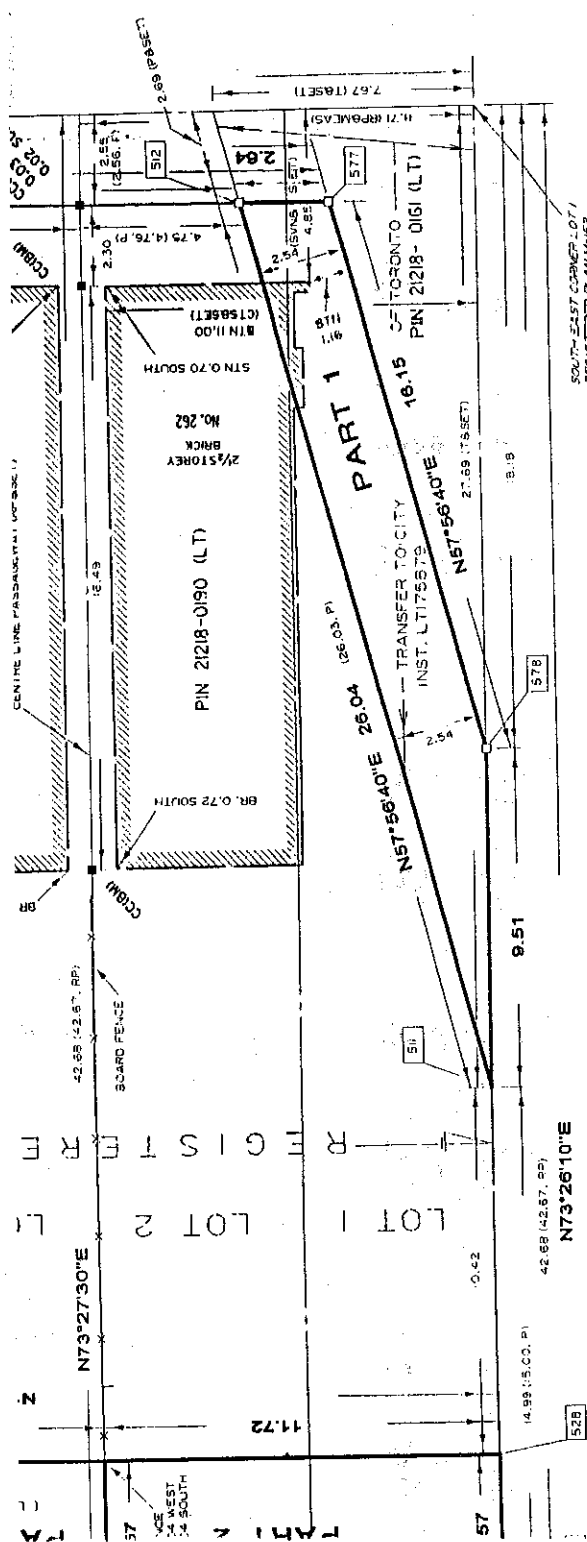
# OFFICE COPY

FLAT ROOF BELOW



VIEW

Mezzanine Level Plan.



**LEGEND**

- DENOTES FOUND MONUMENT
- DENOTES SET MONUMENT
- WIT WITNESS
- CITY OF TORONTO
- BAIRD AND MUCKLESTONE, O.L.S.
- SPEIGHT VAN NOSTRAND L.T.D. O.L.S.
- TRANSFER LT 175875
- PLAN R-758
- PLAN 66R-5627
- REGISTERED PLAN M-162
- REGISTERED PLAN M-178
- REGISTERED PLAN M-18
- ORIGIN UNKNOWN
- PRODUCTION
- PROPORTIONED
- BRICK
- STONE
- STN

**THIS IS AN INTEGRATED SURVEY**

BEARINGS HEREON ARE GRID BEARINGS, REFERRED TO THE CANADIAN NATIONAL GRID SYSTEM, NAD 83, DERIVED FROM THE HORIZONTAL CONTROL MONUMENTS AS LISTED IN THE LIST OF MONUMENTS.

DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GRID DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999881.

**SURVEYOR'S CERTIFICATE**

1. I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 28TH DAY OF FEBRUARY 2007.

DATE: \_\_\_\_\_ 2007  
 B. BRO

TORONTO

Technical Services

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FOR CITY OF TORONTO USE ONLY

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262-270 AVENUE ROAD

DATE	FIELD	CAD	CHECKED
MARCH 8, 2007	E.C.	M.E.	B.B.

**COPHERSON AVENUE**  
 REGISTERED PLAN M-18  
 PIN 2128-0161 (LT)