

LOCATION:

264 Avenue Road is located on the west side of Avenue Road, one block north of Dupont Street, and one property north of McPherson Avenue. It is approximately a 12-minute walk to either the Rosedale or Dupont Subway Stations. The subject is located amidst commercial mixed use buildings, residential houses, upscale apartment and condominium buildings and is only steps away from the finest hotels and restaurants Toronto has to offer.

SITE:

Frontage: 20.25 Feet
Depth: 120.79 Feet
Site Area: 2446.00 Sq.Ft. (approx.)

ZONING:

CR T1.5 C1.0 R1.0

(mixed commercial residential zoning permitting a mixed use building of up to 1.5 times the site area)

LEGAL DESCRIPTION:

Part Lot 3, Plan M162, City of Toronto

IMPROVEMENTS:

Main Floor: 1200 sq ft
Second Floor: 1200 sq ft
Third Floor: 600 sq ft
Basement: 1200 sq ft
Total G.F.A. 4200 sq ft

(Please refer to attached floor plans.)

HISTORY:

Originally built as a residence in the late 1800's, the building has been used as a professional photographer's studio and residence since 1963. Recent improvements include new furnace and air conditioning, new hot water tank, updated plumbing throughout, and 200 amp electrical service.

2005 OPERATING EXPENSES:

Realty Tax: \$5304.45 (Current assessed value \$637,000.00)

GAS: \$2,692, Water: \$ 82.00, Hydro: \$1,343, Insurance: \$758.00

*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.*

264 Avenue Rd.



















