


**Prepared by KEVIN P. GILLEN, Broker of Record
 GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE
 40 Scollard St., Ste. 200, Toronto, ON M5R3S1
 416-964-9441
 2/12/2009 12:27:55 PM**

	27 Carlton St		List: \$20 Sq Ft Net
	Toronto, Ontario M5B1L2 Dist: C08		Map: 120-19-R Lease
Dir/Cross St: Yonge And Carlton St.		DOM: 9 Last Status: New Taxes: \$16.90/2008/T.& O.	
Commercial/Retail		Lease Term: 36/60	
Retail	Freestanding: N	Holdover: 90	
Occup: Vacant		SPIS: N	
Possession: Tba		Franchise:	
Commercial Condo Fees:			
MLS#: C1551848		Seller: Aarmic Investments Limited Contact After Exp: N	
PIN#:			
Total Area: 4,260 Sq Ft	Survey:		
Ofc/Apt Area:	Lot/Bldg/ Unit/Dim: 0X0 Feet Unit		
Retail Area: 4,260 Sq Ft	Lot Irreg:	Soil Test:	
Apx Age:	Crane:	Outside Storage:	
Volts:	Bay Size:	Rail:	
Amps:	%Bldg:	Basement:	
Zoning: Commercial	Washrooms:	Elevator:	
Truck Level:	Water: Municipal	UFFI:	
Grade Level:	Water Supply:	Assessment:	
Drive-In:	Sewers:	Chattels:	
Double Man:	A/C: Y	LLBO:	
Clear Height:	Utilities: N	Days Open:	
Sprinklers: N	Garage Type: None	Hours Open:	
Heat: Other	Park Spaces: #Trl Spc:	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: Asking Price Based On 'As Is' Basis. Two 40+ Story New Condo Project Directly Beside Premises. The Building Has Recently Gone Through An External Renovation Giving The Building A Completely New Look.			
Remarks for Brokerages: Allow 24H For Showings. Start Up's Will Require Additional Security.			
Mortgage Comments:			
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-967-6425 Fax: 416-964-7728 40 Scollard St., Ste. 200, Toronto M5R3S1 CLAUDIO LUCA, Salesperson 416-967-6425			
Contract Date: 2/3/2009	Condition:	Apts:	
Expiry Date: 4/30/2009	Cond Expiry:	Ad: N	
Last Update: 2/3/2009	CB Comm: 4% Of Net Yr 1 And 2% Of Net Bot.	Escape:	
		Original \$: \$20	