


**Prepared by ADMINISTRATOR 1
GILLEN, K.P., & CO. REALTY LIMITED
2/11/2003 5:03:04 PM**

	275 Macpherson Ave 106		List: \$28 Sq Ft Gross
	Toronto, Ontario M4V1A4 Dist: C02		Map: - - Lease
Dir/Cross St: Avenue Rd/Dupont Commercial		DOM: 14 Last Status: New	Taxes: \$20,000/2002/N/A
Commercial/Retail Office		Lease Term: 36/60	
Commercial		Freestanding: N	Holdover: 180
Possession: Tba		Occup: Tenant	SPIS:
		Franchise:	
MLS#: C191090 Seller: John Artibello, Lina Artibello			
PIN#:			
Total Area: 1,200 Sq Ft	Survey:		
Ofc/Apt Area: 1,200 Sq Ft	Lot/Bldg/ Unit/Dim: 0X0 Feet Building	Soil Test:	
Indust Area:	Lot Irreg:	Outside Storage:	
Retail Area: 1,200 Sq Ft	Crane:	Rail:	
Apx Age: New	Bay Size:	Basement: N	
Volts:	%Bldg:	Elevator:	
Amps:	Washrooms: 1	UFFI: No	
Zoning: Commercial	Water: Municipal	Assessment:	
Truck Level:	Water Supply:	Chattels:	
Grade Level:	Sewers:	LLBO:	
Drive-In:	A/C: Y	Days Open:	
Double Man:	Utilities: Y	Hours Open:	
Clear Height:	Garage Type: Outside/Surface	Employees:	
Sprinklers: N	Park Spaces: 1	Seats:	
Heat: Gas Forced Air Open			
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:	
Excellent Loft Space. One Parking Space Included. Great For Showrooms Or For Design Related Fields Including Architects. Hardwood Flooring, Kitchenette, High Ceilings, Windows In Front And Rear Of Premises. One Office Built Out, Remainder Of Space Open Concept.			
Gross Lease With Escalations. 24 Hour Notice For Showings.			
Mortgage	Other Encumbrances		
Amt:	Int%:	Amt:	Int%
Payment:	Incl:	Payment:	Incl:
Freq:	Maturity Date:	Freq:	Maturity Date:
Lender:		Lender:	
Contract Date: 1/28/2003	CLAUDIO LUCA 416-964-9441	GILLEN, K.P., & CO. REALTY LIM	
Expiry Date: 4/30/2003		416 964-9441 Fax: 416 964-7728	
Last Update: 1/31/2003	Original Price: \$28	Appts: Tib	
Condition:		Ad: N	
Cond Expiry:	Escape:	CB Comm: 3% - 1.5% Of Gross Rate	