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# For Sale



## *29 Alvin Avenue, Toronto*

A beautifully renovated 3 storey commercial/residential building strategically located in the Yonge And St.Clair node, enjoying exceptional profile and street presence.

- ◆ Substantially renovated in 2005
- ◆ Elegant Main floor entry with original wood trim and fireplace
- ◆ Bright luxuriously appointed executive offices on 1<sup>st</sup> & 2<sup>nd</sup> levels
- ◆ 2 live/work apartments on the 2<sup>nd</sup> & 3<sup>rd</sup> levels
- ◆ Up to 4 car parking on site
- ◆ Professionally Landscaped
- ◆ An ideal owner/user opportunity

Offered at \$ 1,490,000.00 CDN by:  
K.P. Gillen & Co. Realty Ltd., Realtor  
(416) 964-9460 e-mail: [kevin@kpgillen.com](mailto:kevin@kpgillen.com)

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## LOCATION:

**Alvin Avenue** is located one block east of Yonge Street and runs north from St. Clair Avenue East. 29 Alvin Avenue is on the east side of Alvin Avenue approximately mid block between St. Clair Avenue East and Heath Street East. The property is approximately a 2 minute walk from the Yonge/St. Clair Subway station and is located amidst other commercial/residential buildings, luxury residential condominiums and houses, and steps from upscale shops and restaurants.

<b>SITE:</b>	Frontage:	25.00 Feet
	Depth:	125.00 Feet
	Site Area:	3125.00 Square Feet (approx.)

**ZONING:** R2 Z1.0 - legal non conforming status permits professional office use.  
Contact L.A. for details **Maximum Height: 13 Metres**

**IMPROVEMENTS:** G.F.A. – Approximately 3,144 square feet over 4 levels \_  
(Please refer to attached floor plans.)

## HISTORY:

Originally built in the late 1920's as a single family residence, the property was subsequently converted to mixed use. In 2005 an extensive renovation was completed; improvements included new H.V.A.C., upgraded plumbing systems, wiring, window systems, fire safety and quality interior finishes throughout. More recently the front porch (including footings) as well as the exterior walkway has been redone and storm doors have been added to the residential exterior door systems.

## LEASE SUMMARY:

### *Office:*

Lower Level: Vacant (previously leased @ \$600.00 monthly)  
First Front: Leased to 09/30/2010 @ \$1291.50 monthly  
First Rear: Leased to 11/30/2010 @ \$1218.00 monthly  
Second Front: Leased to 01/31/2011 @ \$1596.00 monthly

### *Residential:*

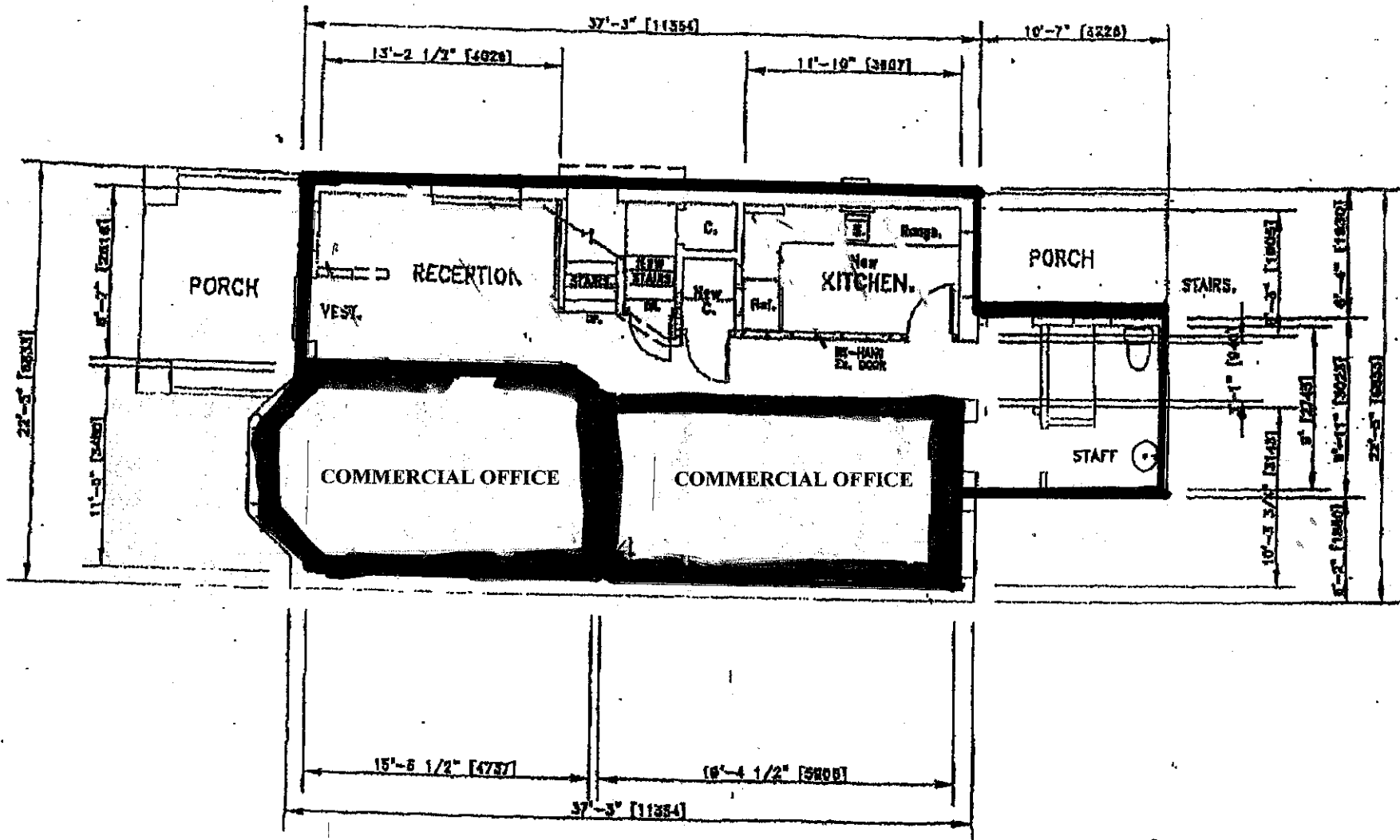
Second Rear: Leased to 04/30/2010 @ \$1,120.00 monthly  
Third: Leased to 11/30/2010 @ \$1,068.00 monthly

**Total Income:** **\$6,293.50 monthly**

## **2009 OPERATING EXPENSES:**

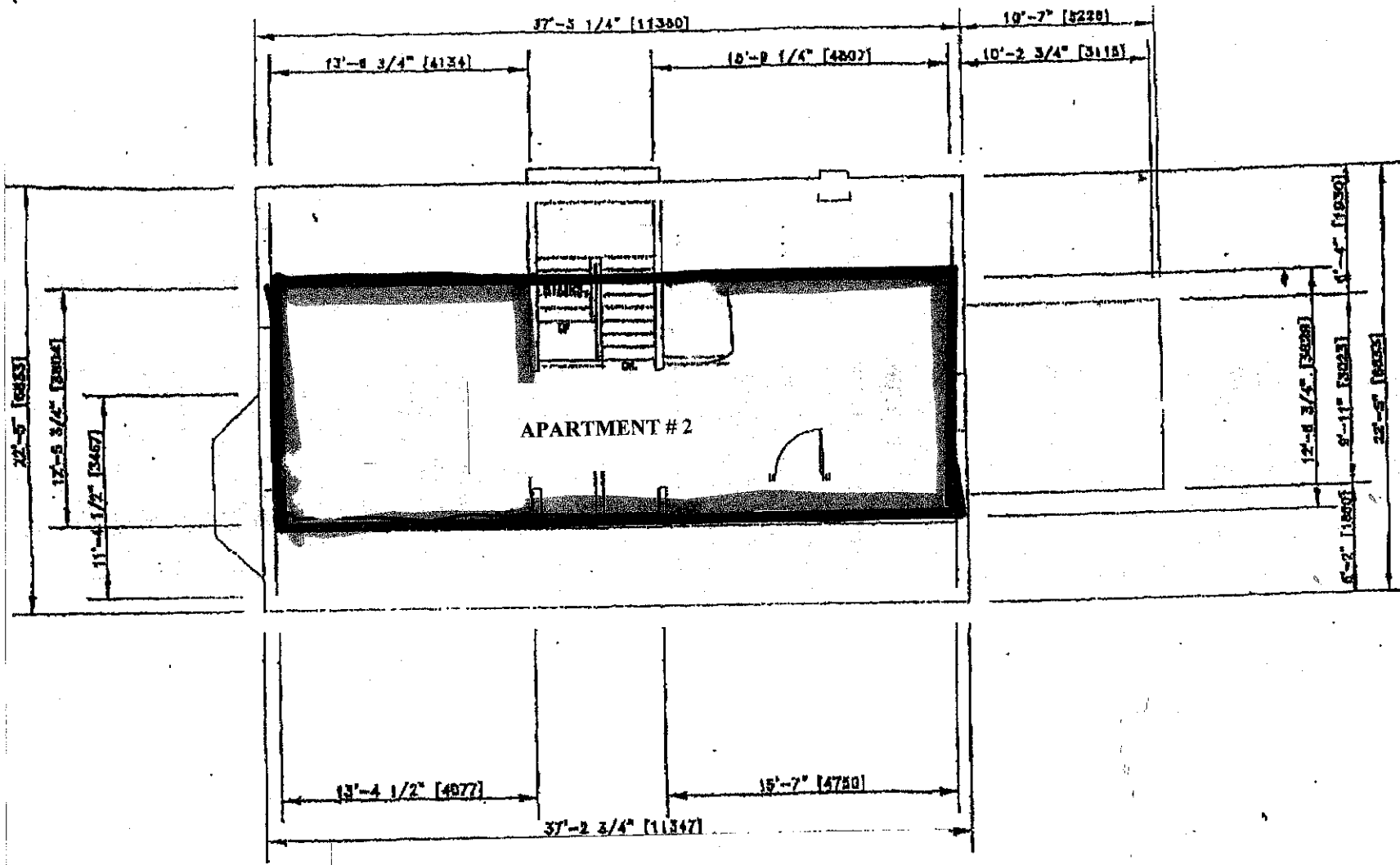
Realty Taxes:	\$ 7,940.00
Hydro:	\$ 1,671.46
Gas:	\$ 2,583.22
Insurance:	\$ 2,453.76
Repairs/Maint:	\$ 1,134.00
<b>Total:</b>	<b><u>\$15,783.44</u></b>

*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.*

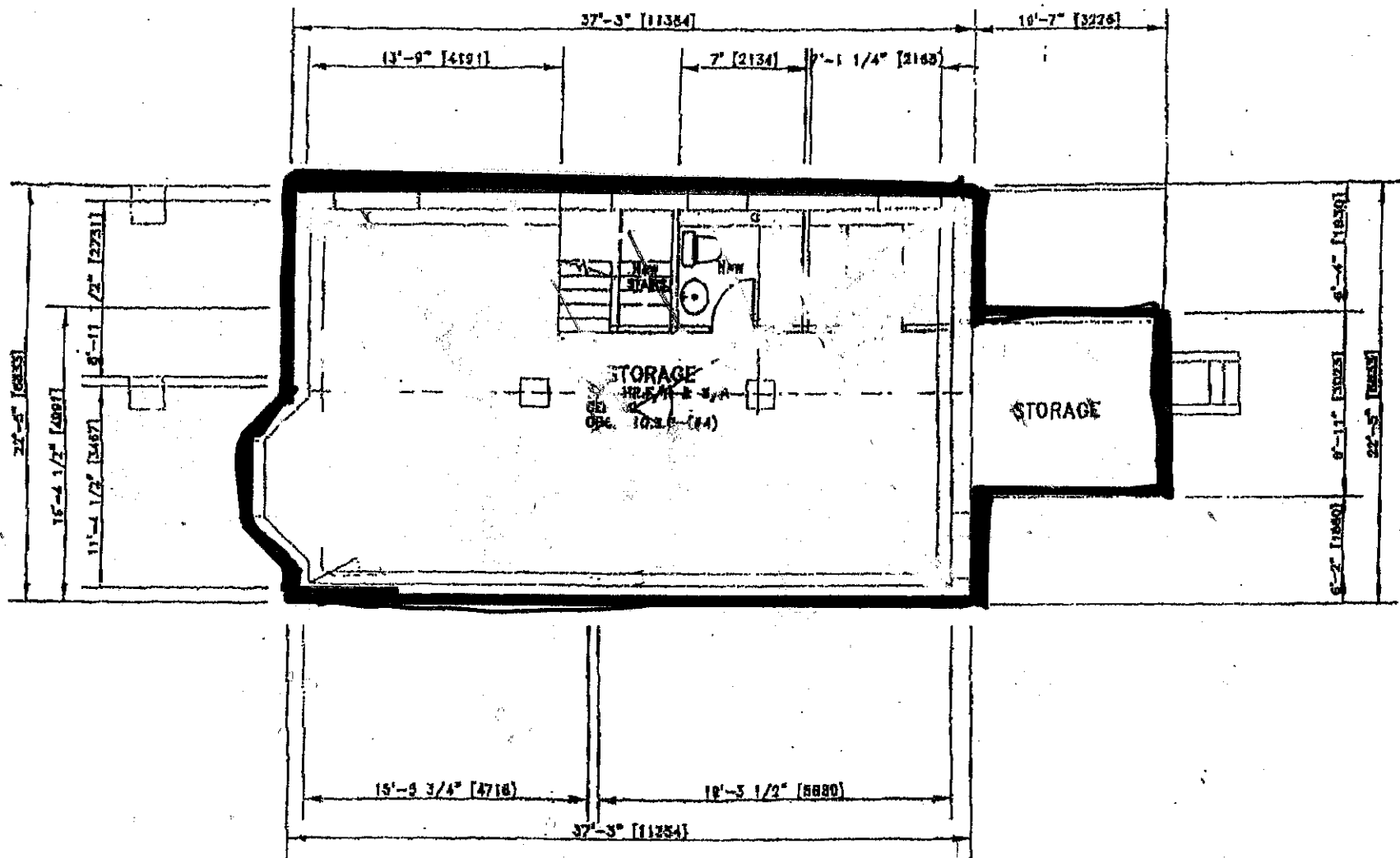


29 ALVIN AVENUE  
 MAIN FLOOR





**THIRD FLOOR**



**BASEMENT**