

**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
7/9/2009 4:10:18 PM

	29 Alvin Ave List: \$1,100 Month	
	Toronto, Ontario M4T2A7 Dist: C09	Map: 115-19-N Lease
Dir/Cross St: Yonge/St.Clair	DOM: 3 Last Status: New Taxes: \$0/2009/N/A	
Office	Freestanding: Y	Lease Term: 12/60
Office	Occup: Vacant	Holdover: 45
Possession: immediate		SPIS: N
Commercial Condo Fees:		Franchise:
MLS#: C1662479 Seller: Josada Holdings Inc. Contact After Exp: N		
PIN#:		
Total Area: 250 Sq Ft Ofc/Apt Area: 250 Sq Ft Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: R4A Professional Office/Administration Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Gas Forced Air Open	Survey: Lot/Bldg/ Unit/Dim: 25X125 Feet Lot Lot Irreg: Crane: Bay Size: %Bldg: Washrooms: Water: Municipal Water Supply: Sewers: A/C: Y Utilities: Y Garage Type: Outside/Surface Park Spaces: 1 #Trl Spc:	Soil Test: Outside Storage: Rail: Basement: Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats:
Bus/Bldg Name: Actual/Estimated:	For Year:	Financial Statement:
Taxes: Heat: Insur: Hydro: Mgmt: Water: Maint: Other:	Gross Inc/Sales: - Vacancy Allow: - Operating Exp: = Net Income B4 Debt:	Est Value Inv At Cost: Com Area Upcharge: Percentage Rent:
Remarks For Clients: Sun filled main floor front office in renovated professional "house form" professional building. Shared full kitchen with sitting area. Parking available on site at an additional \$130 per month. Visitor parking directly across the street. Steps to Yonge/St.Clair, subway, shops, restaurants etc.		
Remarks for Brokerages: Ideal for medical, accounting, legal or institutional user		
Mortgage Comments:		
GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9460 Fax: 416-964-7728 40 Scollard St., Ste. 200, Toronto M5R3S1 KEVIN P. GILLEN, Broker of Record 416-964-9460		
Contract Date: 7/6/2009	Condition:	Appts:
Expiry Date: 9/6/2009	Cond Expiry:	Ad: Y
Last Update: 7/9/2009	CB Comm: 3.5%/1.5% on gross	Escape:
		Original \$: \$1,100