



30A Hazelton Ave **Sold: \$2,300,000 For Sale**
 Toronto, Ontario **Dist: C02 Map: 4-F-3** **List: \$2,100,000 For Sale**
Sold Area: 12530 Sq Ft **Sale 110% List**
Dir/Cross St: Yorkville/Scollard **DOM: 125 Last Status: Sld**
Taxes:\$69,652/2000/Ann

Office **Lease Term:**
Mixed 2+ Cat **Freestanding: Y** **Holdover: 180**
Mixed (2 Or More **Occup: Vacant** **SPIS:**
Uses) **Possession: Immed** **Franchise:**

MLS#:BB8255 **Seller:1440060 Ontario Inc.**
PIN#:

Total Area: 8,750 Sq Ft
Ofc/Apt Area: 8,750 Sq Ft
Indust Area:
Retail Area:
Apx Age:
Volts:
Amps: 600
Zoning: Crt-1*
Truck Level:
Grade Level:
Drive-In:
Double Man:
Clear Height:
Sprinklers: Y
Heat: Gas Forced Air Clod

Survey:
Lot/Bldg/ 25X66 Feet Lot
Unit/Dim:
Lot Irreg:
Crane:
Bay Size:
%Bldg:
Washrooms: 5
Water: Municipal
Water Supply:
Sewers:
A/C: Y
Utilities: Y
Garage Type: None
Park Spaces:

Soil Test:
Outside Storage:
Rail:
Basement:
Elevator: Public
UFFI:
Assessment:
Chattels: Y
LLBO:
Days Open:
Hours Open:
Employees:
Seats:

Bus/Bldg Name: Mixed (2 Or More Uses) **For Year: Financial Statement: N**
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:

Can Be Purchased With 30 Hazelton Ave. Call Listing Agent For Showings.
Webb Zerafa Custom Design Great For Live/Work Or Office Elevator Can Be Divided Into 3 Seperate Units Prop
Is Also Avail For Lease Taxes Are Estimated *Zonning Crt-1-Sc1-Sr1-5

Mortgage		Other Encumbrances	
Amt:	Int%:	Amt:	Int%:
Payment:	Incl:	Payment:	Incl:
Freq:	Maturity Date:	Freq:	Maturity Date:
Lender:		Lender:	
Treat As Clear			

Contract Date: 2/14/2001 **List: CB RICHARD ELLIS LIMITED (416) 362-2244 Fax:**
Expiry Date: 7/1/2001 **DAVID STEVEN LIEBERMAN (416) 815-2350**
Sold Date: 6/18/2001 **Co-Op: GILLEN, K.P., & CO. RLTY. L** **CB**
Closing Date: 6/22/2001 **Comm: 1.5%**
Last Update: 7/4/2001 **Leased Terms:**
Original Price: \$2,100,000 **Comments: 30A Hazelton Ave And 30 Hazelton Sold Together For**

