



**35 Prince Arthur Ave** **List: \$3,000 Gross Lease**  
**Toronto, Ontario** **Map: 115-18-Q** **Sub-Lease**  
**M5R1B2 Dist: C02**  
**Dir/Cross St: Avenue Rd/ Bloor St West** **DOM: 14 Last Status: New**  
**Taxes: \$0/2010/Annual**

Office **Lease Term: 18/18**  
Office **Freestanding: N** **Holdover: 45**  
**Occup: Tenant** **SPIS: N**  
**Possession: Tba** **Franchise:**  
**Commercial Condo Fees:**

**MLS#: C1820191** **Seller: Mmb Research Inc.** **Contact After Exp: N**  
**PIN#:**

**Total Area:** 1,500 Sq Ft  
**Ofc/Apt Area:** 1,500 Sq Ft  
**Indust Area:**  
**Retail Area:**  
**Apx Age:**  
**Volts:**  
**Amps:**  
**Zoning:** Comercial Office  
**Truck Level:**  
**Grade Level:**  
**Drive-In:**  
**Double Man:**  
**Clear Height:**  
**Sprinklers:** N  
**Heat:** Gas Forced Air Clod

**Survey:**  
**Lot/Bldg/ Unit/Dim:** 40X120 Feet Lot  
**Lot Irreg:**  
**Crane:**  
**Bay Size:**  
**%Bldg:**  
**Washrooms:**  
**Water:** Municipal  
**Water Supply:**  
**Sewers:**  
**A/C:** Y  
**Utilities:** Y  
**Garage Type:** Public  
**Park Spaces:** #Trl Spc:

**Soil Test:**  
**Outside Storage:**  
**Rail:**  
**Basement:**  
**Elevator:** None  
**UFFI:**  
**Assessment:**  
**Chattels:**  
**LLBO:**  
**Days Open:**  
**Hours Open:**  
**Employees:**  
**Seats:**

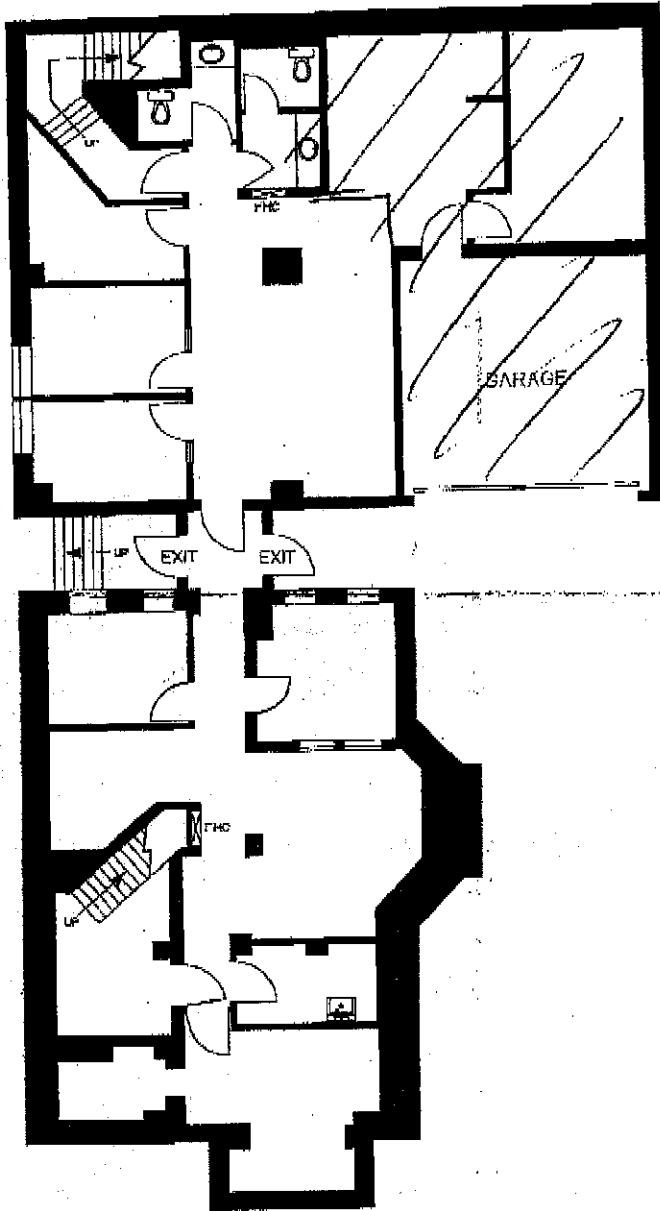
**Bus/Bldg Name:** **For Year:** **Financial Statement:**  
**Actual/Estimated:**  
**Taxes:** **Heat:** **Gross Inc/Sales:** **Est Value Inv At Cost:**  
**Insur:** **Hydro:** **- Vacancy Allow:** **Com Area Upcharge:**  
**Mgmt:** **Water:** **- Operating Exp:** **Percentage Rent:**  
**Maint:** **Other:** **= Net Income B4 Debt:**

**Remarks For Clients:** Bright Lower Level Space Presently Divided Into 4 Private Offices Plus Reception, 2 Open Office Areas And Private Washrooms  
**Remarks for Brokerages:** Sub Lease To August 31st, 2011

**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 416-879-9460

**Contract Date:** 3/24/2010 **Condition:** **Appts:**  
**Expiry Date:** 6/22/2010 **Cond Expiry:** **Ad:** N  
**Last Update:** 3/24/2010 **CB Comm:** 1/2 One Months Gross Rent **Escape:**  
**Original \$:** \$3,000



TITLE:

# FLOOR PLAN

LOCATION:

**BASEMENT**  
35 PRINCE ARTHUR

PREPARED FOR:

**GOLDEN GOOSE COMPANY**  
35 PRINCE ARTHUR  
TORONTO, ONTARIO  
M5R 1B2

USABLE AREA:

~~1500~~ SQ. FT.  
**1500**

DATE:

23/12/03

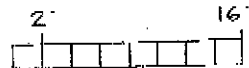
PREPARED BY:



"AS BUILT" Floor Plans & Area Certifications

**J.P. PATTERSON & ASSOCIATES INC.**

Markham, Ontario (905) 475-0355



SCALE