

For Sale



355 Eglinton Ave. East, Toronto

A unique opportunity to purchase a freestanding commercial office building with on-site parking for up to 10 cars, minutes from Yonge Street, in the heart of Midtown Toronto.

- ◆ Custom built in 1990
- ◆ GFA includes 5 car covered parking at grade
- ◆ Operating expenses are a fraction of the Downtown Towers
- ◆ Bright “high tech” office interiors with an abundance of natural light.
- ◆ R4A Zoning permits a variety of professional, medical, institutional and residential uses.
- ◆ An ideal owner/user opportunity

Offered at \$ 1,995,000.00 CDN by:
K.P. Gillen & Co. Realty Ltd., Realtor
(416) 964-9460 e-mail: kevin@kpgillen.com

LOCATION:

355 Eglinton Avenue East is located at the southeast corner of Eglinton Avenue East and Forman Avenue, three blocks east of Mt. Pleasant Road. It is approximately a 15-minute walk from the Yonge/Eglinton Subway Station and there is a bus stop immediately west of the property. The subject is located amidst commercial office buildings, residential condominiums, and is only steps from local shops and restaurants.

SITE:

Frontage: 50.00 Feet (along Eglinton Ave. East)
Depth: 85.00 Feet (along Forman Ave.)
Site Area: 4250 Square Feet (approx.)

LEGAL DESCRIPTION: **PLAN 679 PT LOT 17**

ZONING: R4A Z 2.0 (permitting a variety of professional, institutional, medical, administrative, philanthropic and residential uses)

IMPROVEMENTS: (building plans available upon request)

Approximately 10,425 sq. ft. over 5 levels including the covered parking area at grade.
Over 8,000 sq. ft. of finished office area plus lower level with staff, storage, and mechanical areas.
Solid masonry construction with hydraulic passenger elevator serving all 5 levels.
Heat is provided by a single Raypak gas fired boiler serving zoned fan coil heating/cooling units on each level.
Lower level is fully sprinklered. The roof was replaced in 2002.

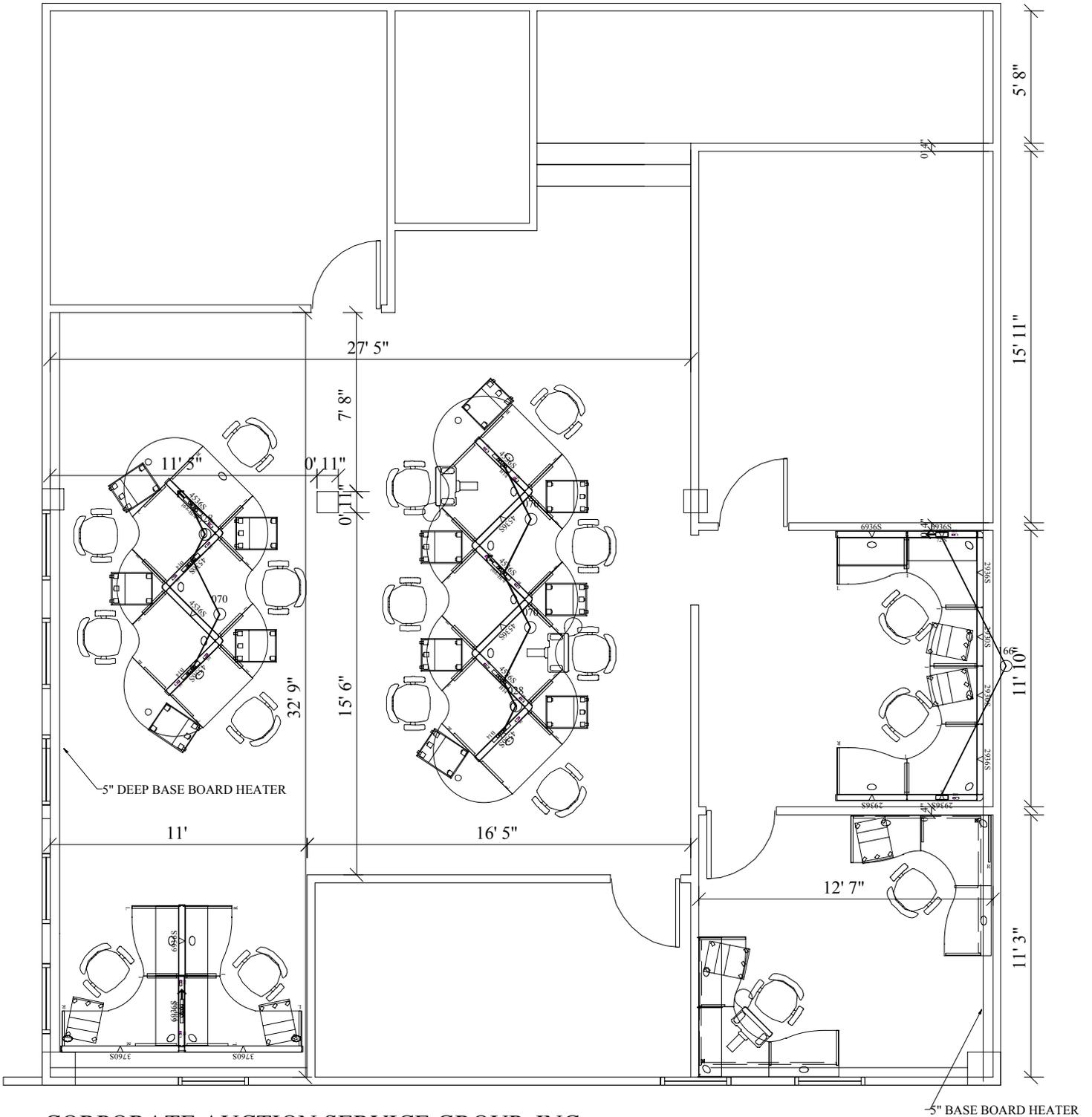
HISTORY:

Architecturally designed and custom built for an accounting firm in 1990, two subsequent owners have operated travel business's on the premises since that time.

2005 OPERATING EXPENSES:

Realty Taxes: \$40,208.71 (Current assessed value: \$725,000)
Operating costs: \$46,295.00 (includes Gas, elevator, hydro, water, security, waste management, HVAC, insurance, & maintenance)

The information detailed herein or provided orally 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.



CORPORATE AUCTION SERVICE GROUP, INC

1ST FLOOR

5" BASE BOARD HEATER

54688C01



NTS
REVISED BY: E.K

COSMOPOLITAN

BELT AND BASE LINE ELECTRICS INCLUDED

POWER FROM BASE

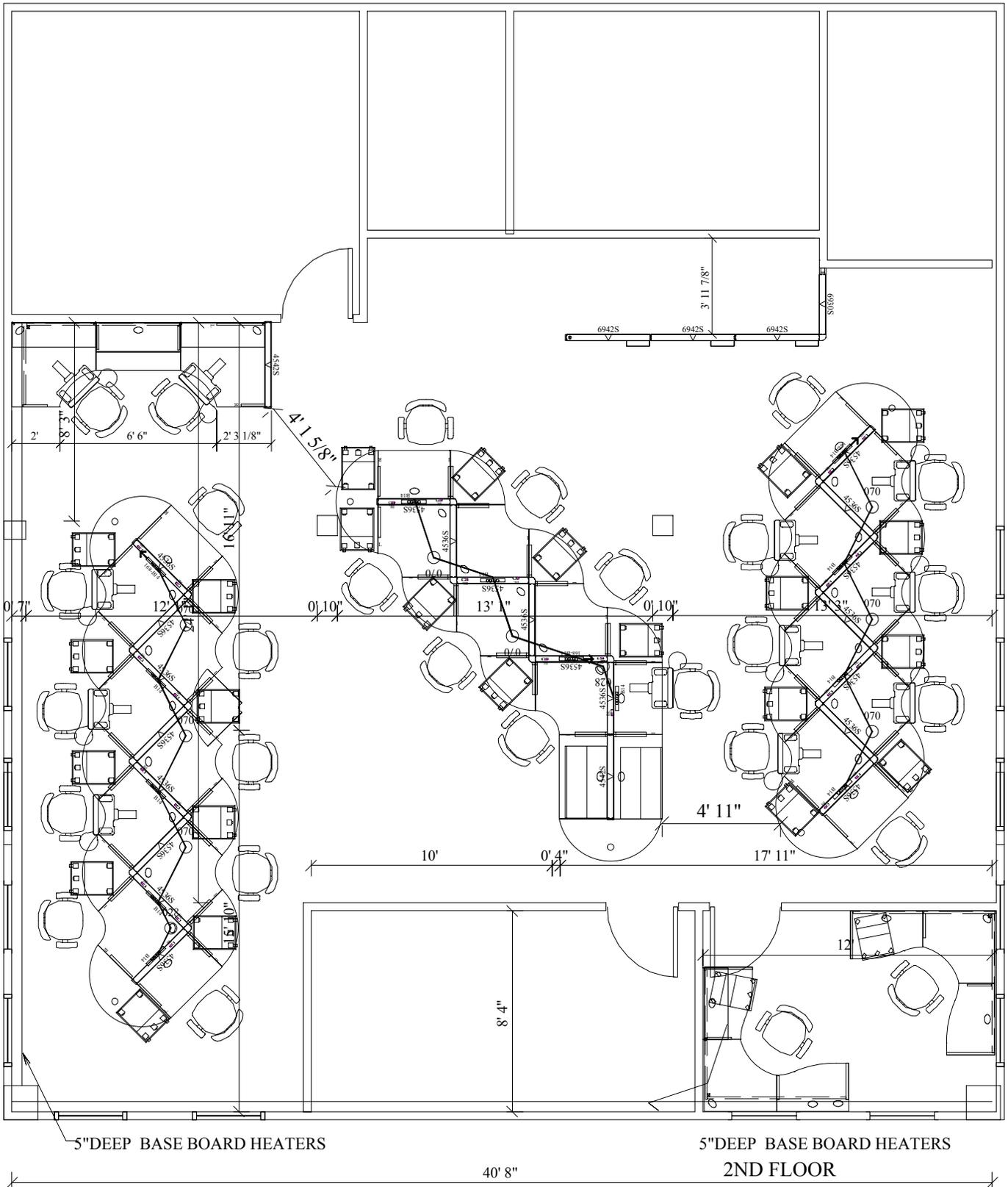
GRADE 2 FABRIC FOR PANELS

GRADE 3 FABRIC FOR CHAIRS

TAYCO

03/18/2004 QUOTATION VALID FOR 90 DAYS

PLEASE VERIFY ALL DIMENSIONS, SIZES, AND ITEMS QUOTED



CORPORATE AUCTION SERVICE GROUP, INC

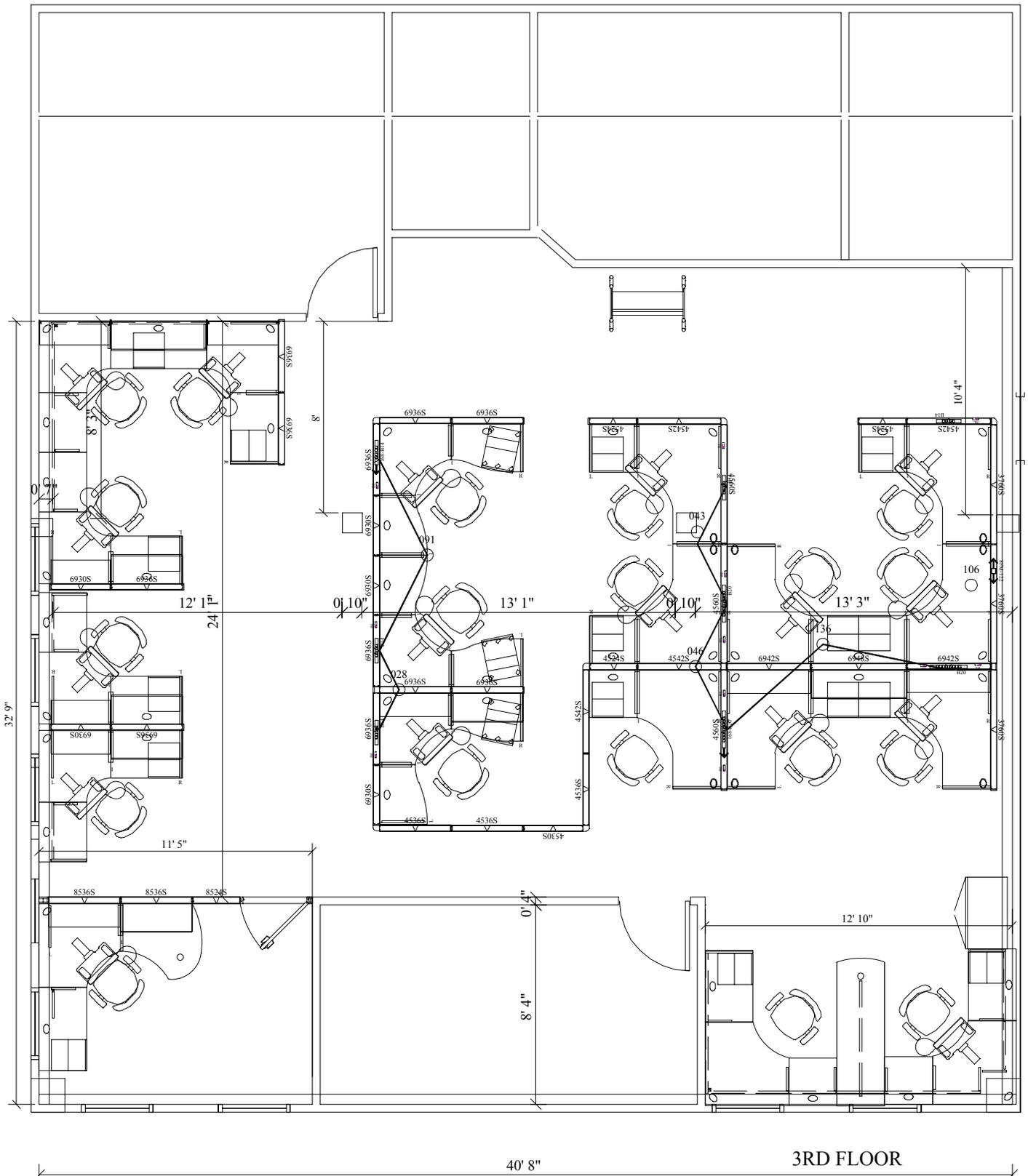
54688C02



NTS
 REVISED BY: E.K
COSMOPOLITAN
 BELT LINE ELECTRICS INCLUDED
 POWER FROM BASE
 GRADE 2 FABRIC FOR PANELS
 GRADE 3 FABRIC FOR CHAIRS

TAYCO

03/18/2004 QUOTATION VALID UNTIL 06/18/2004
 PLEASE VERIFY ALL DIMENSIONS, SIZES, AND ITEMS QUOTED



3RD FLOOR

CORPORATE AUCTION SERVICE GROUP, INC

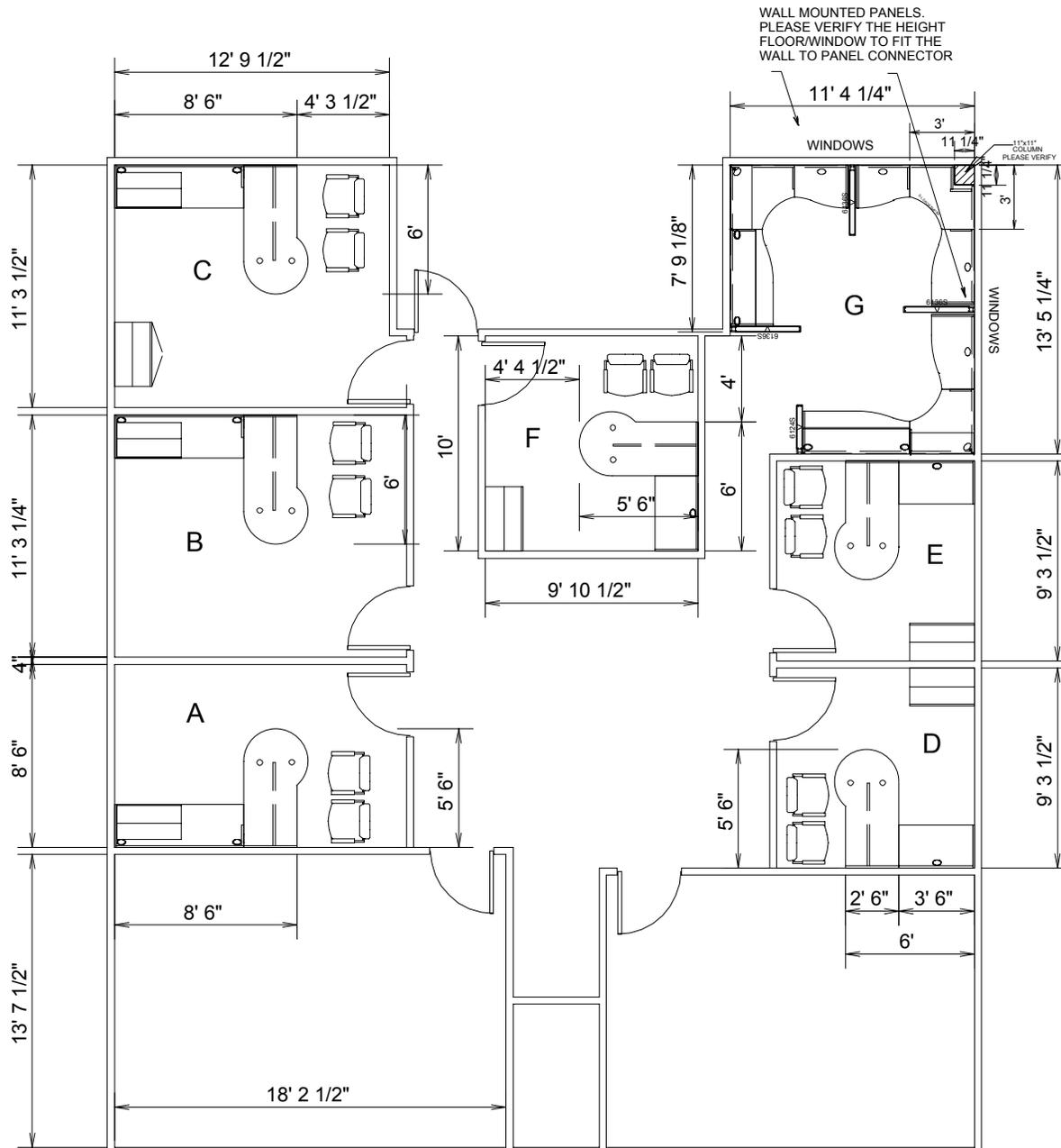
54688C03



NTS
 REVISED BY: E.K
COSMOPOLITAN
 BELT LINE ELECTRICS INCLUDED
 POWER FROM BASE
 GRADE 2 FABRIC FOR PANELS
 GRADE 3 FABRIC FOR CHAIRS

TAYCO

03/18/2004 QUOTATION VALID UNTIL 06/18/2004
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SCALED: 1/8" = 1' 0"
 ROOM DIMENSIONS SUPPLIED
 ARE NOT ACCURATE. PLEASE VERIFY

55416



CORPORATE AUCTION SERVICE GROUP, INC.
 Quote # 55416
 Metropolis - Cosmopolitan - Guest Repose
 Panel Fabric & Repose: Grade 2
 Electrics not included.
 Drawn by: RAF
 PLEASE VERIFY ALL DIMENSIONS,
 SIZES AND ITEMS QUOTED
 Quotation valid 30 days.
 Date: Apr 01/2004

