



35 Prince Arthur Ave LI **List: \$20 Sq Ft Gross**
Toronto, Ontario **Map: 115-18-Q** **Lease**
M5R1B2 Dist: C02
Dir/Cross St: Avenue Rd/Bloor **DOM: 5 Last Status: New**
Taxes: \$0/2006/N/A

Office **Lease Term: 36/60**
Professional **Freestanding: Y** **Holdover: 90**
Office **Occup: Tenant** **SPIS: N**
Possession: December 1/06 **Franchise:**

MLS#: C1007556 **Seller: 1612590 Ontario 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: Crt2.0 C2.0 R 1.
Truck Level:
Grade Level:
Drive-In:
Double Man:
Clear Height:
Sprinklers: N
Heat: Gas Forced Air Open

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: Street
Park Spaces:

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:**

One Of The Most Beautifully Retrofitted Commercial Mansions In The City! Located On Presitgious Prince Arthur, Steps Form Yorkville, Avenue Rd, Bloor St And The St. George Subway.
Extensive Quality Leaseholds Throughout.
All Showing Through Our Office. Please Do Not Go Direct.

Mortgage **Other Encumbrances**
Amt: **Int%:** **Amt:** **Int%**
Payment: **Incl:** **Payment:** **Incl:**
Freq: **Maturity Date:** **Freq:** **Maturity Date:**
Lender: **Lender:**

GILLEN, K.P., & CO. REALTY LIMITED, BROKERAGE 416-964-9441 Fax: 416-964-7728
40 Scollard St., Ste. 200, Toronto M5R3S1
KEVIN P. GILLEN, Broker of Record 416-964-9460

Contract Date: 10/11/2006 **Condition:** **Appts:** Thru Office
Expiry Date: 1/11/2007 **Cond Expiry:** **Ad:** Y
Last Update: 10/16/2006 **CB Comm:** 3.5% First Year And 1.5% Balance Of Term **Escape:**
Original \$: \$20