

# For Sale



## ***35 Alvin Avenue, Toronto***

An architecturally retrofitted 2 3/4 storey professional building strategically located in the vibrant Yonge / St.Clair area, steps from the Yonge subway.

- ◆ Complete new interior in 1998 designed by Quadrangle Architects.
- ◆ Exceptional finishes throughout.
- ◆ OMB has approved 100% professional office use specific to entertainment management & accounting
- ◆ Zoning permits residential uses on upper two floors
- ◆ Parking for up to 4 cars
- ◆ Professionally Landscaped
- ◆ An ideal owner/user opportunity

Offered at \$ 949,000.00 CDN by:  
K.P. Gillen & Co. Realty Ltd., Realtor  
(416) 964-9460 e-mail: [k.p.gillen@home.com](mailto:k.p.gillen@home.com)

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## **LOCATION:**

**35 Alvin Avenue** is located on the east side of Alvin Avenue, 11 properties north of St. Clair Avenue East and one block east of Yonge Street. It is approximately a 2 minute walk from the Yonge / St.Clair Subway Station. The subject is located amidst upscale commercial office buildings, residential condominiums, homes, local shops, and restaurants.

## **SITE:**

Frontage:	25.00 Feet
Depth:	125.00 Feet
Site Area:	3125.00 Square Feet (approx.)

## **ZONING:**

**R2 Z1.0** subject to City of Toronto By-law 438-86, exception Section 12 (1) 127 permitting basement and first floor professional offices of a physician, dentist, lawyer, chartered accountant, architect, engineer and Ontario Land Surveyor and;

Subject to OMB file No. V 970470 permitting the entire building to be used by a single non-residential user for the purposes of a professional accountant and business manger providing services to the entertainment, arts, and communication industries.

## **IMPROVEMENTS:**

**G.F.A.** – Approximately 3,500 square feet over 4 levels including finished basement area of approximately 900 sq. ft. ( floor plans and interior photos are available on request.)  
All electrical, mechanical, HVAC, and interior structural systems are new, including all windows and doors, roof, eaves, soffits and fascia, decks, entry lobby and fire separated stairwell.

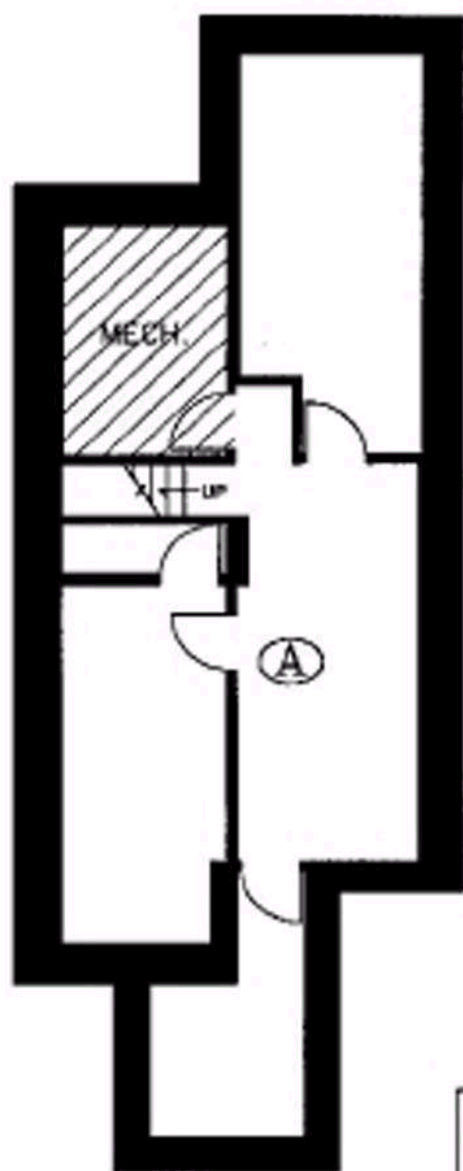
## **HISTORY:**

The current owner purchased the property in 1997. Up to that date it had been used as a professional office and residence. An extensive renovation was commenced under the guidance of Quadrangle Architects and a simultaneous application to the City of Toronto was made to convert the building into 100% professional office. The property now enjoys the flexibility of either residential or professional use of the entire building or a combination of the two uses.

## **OPERATING EXPENSES:**

2001 Realty Taxes:	\$7,180 (approx. based on 100% COMMERCIAL USE)
2001 Assessed Value:	\$550,000
Hydro:	\$3,300
Heat:	\$1,500
Water & Sewer:	\$1,000

*The information detailed herein 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.*



0 5 10 FT.

0 1 2 3 m.

**AREA SUMMARY**

SUITE No.	USABLE AREA	RENTABLE AREA	LEASE AREA
A	688 SQ.FT.	712 SQ.FT.	0 SQ.FT.
TOTAL	688 SQ.FT.	712 SQ.FT.	0 SQ.FT.

R/U RATIO = 1.03789

ABOVE INFORMATION SUPPLEMENTED ACCORDING TO BOMA / ASBC 2001.1.1998.

**SPACE DATABASE INC.**

87 WINDY AVENUE, SUITE 121  
TORONTO, ONTARIO  
M6K 3K2  
TEL. (416) 518-8880  
FAX. (416) 518-8318

APPROXIMATE NORTH



PROJECT NAME

35 ALVIN AVE.  
TORONTO, ONTARIO

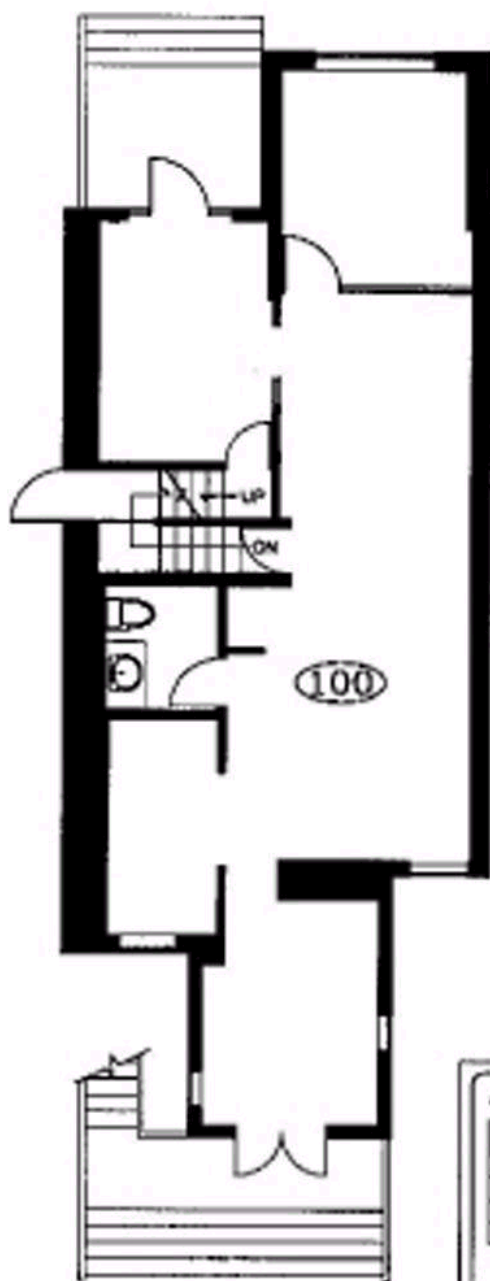
DURING NAME

BASEMENT  
AREA SUMMARY

SCALE  
AS NOTED

DATE  
SEP. 13, 2001

DRAWING NO. RB



0 5 10 FT.

0 1 2 3 m.

**AREA SUMMARY**

SUITE No.	USABLE AREA	RENTABLE AREA	LEASE AREA
100	685 SQ.FT.	818 SQ.FT.	0 SQ.FT.
TOTAL	685 SQ.FT.	818 SQ.FT.	0 SQ.FT.

R/U RATIO = 1.03706

ABOVE INFORMATION ESTABLISHED ACCORDING TO BOMA / ANSI 205.1 1996.

**SPACE DATABASE INC.**

87 HOBBS AVENUE, SUITE 131  
TORONTO, ONTARIO  
M6C 2C2  
TEL: (416) 514-8800  
FAX: (416) 514-0218

APPROXIMATE NORTH



PROJECT NAME

35 ALVIN AVE.  
TORONTO, ONTARIO

ISSUED NAME

1ST FLOOR  
AREA SUMMARY

SCALE  
AS NOTED

DATE  
SEP. 10, 2001

DRAWING NO.  
R1



0 5 10 Ft.

0 1 2 3 m.

**AREA SUMMARY**

SUITE No.	LEASEABLE AREA	RENTABLE AREA	LEASE AREA
200	812 SQ.FT.	843 SQ.FT.	850 SQ.FT.
TOTAL	812 SQ.FT.	843 SQ.FT.	850 SQ.FT.

R/U RATIO = 1.03758

ABOVE INFORMATION ESTABLISHED ACCORDING TO BOMA / ANSI Z39.1 1996.

**SPACE DATABASE INC.**

87 BERRY AVENUE, SUITE 101  
TORONTO, ONTARIO  
M5R 2E2

TEL: (416) 578-8878

APPROXIMATE NORTH



PROJECT NAME

35 ALVIN AVE.  
TORONTO, ONTARIO

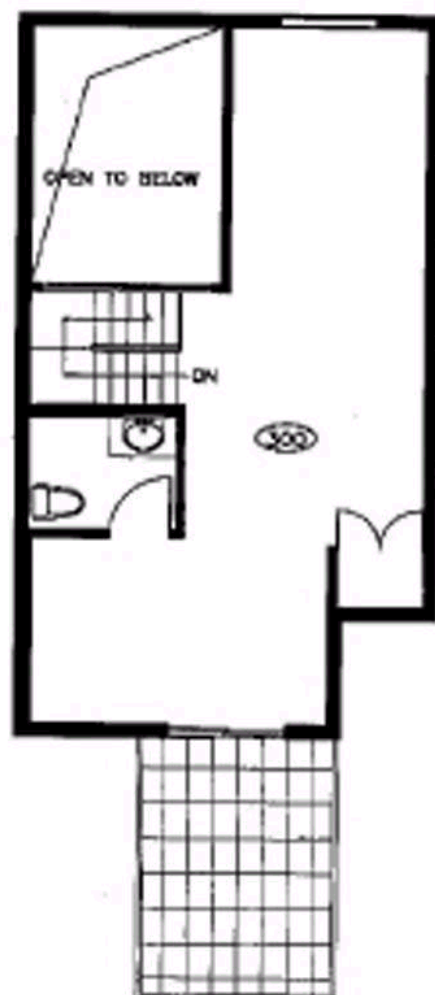
SCALE  
AS NOTED

DATE  
SEP. 10, 2001

DRAWING NAME

2ND FLOOR  
AREA SUMMARY

DRAWING NO. R2



0 5 10 FT.

0 1 2 3 m.

AREA SUMMARY

SUITE No.	USABLE AREA	RENTABLE AREA	LEASE AREA
300	524 SQ.FT.	523 SQ.FT.	0 SQ.FT.
TOTAL	524 SQ.FT.	523 SQ.FT.	0 SQ.FT.

R/U RATIO = 1.03705

ABOVE INFORMATION ESTABLISHED ACCORDING  
TO BOMA / ASH 205.1 1996.

**SPACE DATABASE INC.**

47 SHEPPARD AVE. E. SUITE 111  
TORONTO, ONTARIO  
M8S 3E3  
TEL: (416) 878-8888

APPROXIMATE NORTH



PROJECT NAME

35 ALVIN AVE.  
TORONTO, ONTARIO

SCALE  
AS NOTED

DATE  
SEP. 14, 2004

DRAWING NAME

3RD FLOOR  
AREA SUMMARY

DRAWING NO.

R3