

	35 Prince Arthur Ave LI		List: \$2,631 Gross Lease
	Toronto, Ontario M5R1B2 Dist: C02		Map: 115-18-Q Lease
Dir/Cross St: Avenue Rd/Bloor		DOM: 17	Last Status: New
		Taxes: \$10/2004/T. & O.	
Office		Lease Term:	12/60
Professional	Freestanding: Y	Holdover:	120
Office	Occup: Vacant	SPIS:	
Possession: 10/01/04	Franchise:		
MLS#: C538628		Seller: 1612590 Ontario Inc.	
PIN#:			
Total Area: 1,435 Sq Ft	Survey:		
Ofc/Apt Area: 1,435 Sq Ft	Lot/Bldg/ Unit/Dim: 40X120 Feet Lot	Soil Test:	
Indust Area:	Lot Irreg:	Outside Storage:	
Retail Area:	Crane:	Rail:	
Apx Age:	Bay Size:	Basement:	
Volts:	%Bldg:	Elevator: None	
Amps:	Washrooms:	UFFI:	
Zoning: Crt2.0 C2.0 R 1.	Water: Municipal	Assessment:	
Truck Level:	Water Supply:	Chattels:	
Grade Level:	Sewers:	LLBO:	
Drive-In:	A/C: Y	Days Open:	
Double Man:	Utilities: Y	Hours Open:	
Clear Height:	Garage Type: Underground	Employees:	
Sprinklers: N	Park Spaces:	Seats:	
Heat: Gas Forced Air Open			
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 Prestigious Prince Arthur, Steps From Yorkville, Avenue Rd And Bloor St And The St. George Subway.			
Extensive Quality Leaseholds Thruout.			
Contact La For Floor Plans			
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, BROKER 416-964-9441 Fax: 416-964-7728			
KEVIN P. GILLEN, Principal Broker 416-964-9460			
Contract Date: 9/17/2004	Condition:	Appts:	Thru Office
Expiry Date: 11/15/2004	Cond Expiry:	Ad:	Y
Last Update: 10/4/2004	CB Comm: 3.5/1.5% gross	Escape:	
		Original \$:	\$2,631

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